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WILLIAM MORRIS

As Poet, Propagandist, and Prophet Craftsman, With an Estimate of His Work and Influence

By RICHARD LE GALLIENNE

WILLIAM MORRIS: HIS WORK AND INFLUENCE. By A. Clutton-Brock. New York: Henry Holt & Co. 50 cents.

NO "refined" Harlem flat is complete without its "Morris chair." To Morris that fact would, I think, bring no little satisfaction. He would be quite indifferent to the other fact, that not one in a thousand, one might almost say a million, of those who sit in Morris chairs, knows a line of Morris poetry or a sentence of Morris prose. But it would grieve him that they are aliens to the strenuous "Utopian" energies of that socialistic epilogue to a life whose prologue had been occupied—or apparently occupied—with such different dreams. Still he has penetrated the general consciousness to the extent of a chair—a chair which, wherever it goes or stands, silently carries with it an important part of his message. Whoever covets a Morris chair has made a beginning, has started to progress in the Morris direction, is awake to the Morris dream to this extent: that he is beginning to prefer beauty in his surroundings to ugliness, and dimly feels that life is indefinably better for such. You may say that it is not much of a beginning, and if you read Mr. Clutton-Brock's excellent and astonishingly cheap little book you will be apt to change your mind; for it was so that Morris's own social development began, literally through a chair—through the realization, that is, of the badness of existing chairs, and all that that implied, and the vital necessity of providing good ones. The story has often been told, but it cannot be told too often, how the two friends, Burne-Jones and Morris, setting out to keep house together in the now historic rooms, 17 Red Lion Square, found themselves confronted with the unendurable ugliness and vulgarity of mid-Victorian furniture. Says Mr. Clutton-Brock:

> Their rooms were to be furnished, and Morris could not find in any shop a single new table or chair that he could endure. This was not mere fastidiousness. To him vulgarity in furniture was, like vulgarity of manners, the expression of a wrong state of mind; and if his own furniture had been vulgar he would have felt responsible for it as for his own manners. Therefore, he designed furniture to please himself, making drawings that were carried out by a carpenter. Thus simply and naturally he began his business of "poetic upholsterer." . . . From the first he was not only an artist, but one who tried to make the world what he wished it to be; and beginning with armchairs ended with society.

As Mr. Clutton-Brock points out, Morris's progression from "aesthetic discontent" to social reform was parallel with that of Ruskin's, whose early writings, particularly the chapter on "The Nature of the Gothic" in "The Stones of Venice," first revealed Morris's own natural bias to himself; but, because Ruskin was merely a critic, he stopped short at prophetic political economy, whereas Morris, being an artist, and above all a craftsman artist, went on actually to do something toward remoiding society nearer to his heart's desire. Having done single-handed more than any one man that ever lived to make beautiful the visible objects of man's use and want, he aimed so to stir and convert the social conscience that a new social order would be created, which, being itself joyous and beautiful, could find expression only in works of beauty and joy. "We shall understand Morris best," says Mr. Clutton-Brock, "if we think of him as a craftsman rather than as a poet, as one who would never see raw material without wishing to make something out of it, and who at last saw society itself as a very raw material which set his fingers itching."

For Morris, as for Ruskin, what we call "art" was not an isolated thing, the activity of specially gifted persons producing beautiful luxury, but it was an expression of the whole of society, a sure index to its health or its disease, otherwise its beauty or its ugliness, to the spiritual conditions of society. An ugly object was not merely bad because of its effect upon those subjected to its influence, but as indicative of the conditions which could alone have made it possible. Its joylessness reflected the joyless life of the man who made it, true art being "the expression of man's joy in his work." Morris saw that under present industrial and economic conditions man had no joy in his work and could not possibly have any. "Men did what was not worth doing so that they might live; and lived so that they might do what was not worth doing." To break this vicious circle in which humanity had become involved became to Morris the first duty of a citizen, and so that it was broken Morris was prepared to go to any lengths of revolution.

What he could do to this end he did with characteristic energy and wholeheartedness, giving generously alike his money and his genius to the cause. On joining the Democratic Federation, he sold most of his valuable books to recruit its war chest; and, later, when the Socialist League was founded, Morris financed it, for some time, to the tune of five hundred pounds a year. He edited and wrote continuously for The Commonweal, the organ of the league, but probably the sacrifice which, temperamentally, cost him most was his self-imposed task of street preaching, a task for which he had as little natural gift as inclination. Writes Morris in 1885:

> On Sunday I went a-preaching Stepney way. . . . You would perhaps have smiled at my congregation: some twenty people in a little room, as dirty as convenient and stinking a good deal. It took the fire out of my fine periods, I can tell you; it is a great drawback that I can't talk to them roughly and unaffectedly.

When Morris essayed to sing of set purpose for "the Cause" he seems to me scarcely more successful than in his street preaching; but here Mr. Clutton-Brock and I are evidently not in agreement, for I cannot feel that such poems as those that he wrote for The Commonweal—and Mr. Clutton-Brock strangely judges "The Message of the March Wind" and "Mother and Son" "his masterpieces of lyrical poetry"—are of the proper poetic stuff for their purpose. They are not simple or direct enough, not easy enough to read, though, of course, there are here and there nail-hitting lines and passages such as:

> The singers have sung and the builders have builded,
> The painters have fashioned their tales of delight:
> For what and for whom hath the world's book been gilded,
> When all is for these but the blackness of night.

Morris was a greater success as a propagandist and prophet in prose than in verse, and "News from Nowhere" and "A Dream of John Ball" have, undoubtedly, had a direct influence on the social ideals of the time.

But any comparative failures of Morris as a propagandist are of little account. He was scarcely more of a natural propagandist than he was a natural politician. His work for society was one rather of practice than precept. "The world," we are told, "consisted for him of two classes, those who could make things and those who could not." He was pre-eminently a doer rather than a talker, and no poet has ever so abundantly lived up to the old definition of a poet as a "maker." And not only did he deliver his message to the world by the making of almost every kind of beautiful and noble thing, from a poem like "Sigurd the Volsung" to a "Morris chair"—wall papers and tapestries, furniture and pottery and printing, to see and touch which is good for the soul—but he made that also, the making of which Milton has said to be the first thing a poet has to do—he made of his own life a true poem. In spreading the knowledge of that life such books as Mr. Clutton-Brock's and Mr. Holbrook Jackson's "William Morris, Socialist Craftsman," which preceded it, and anticipated much of its point of view, do valuable social service.

ON THE UPPER AMAZON

A Remarkable Acount of an Eight Years' Experience Among the Rubber Gatherers of Brazil

THE UPPER REACHES OF THE AMAZON. By Joseph F. Woodroffe. Illustrated with a map. New York: The Macmillan Company. $2.

A YEAR or so ago all England was stirred by information of the atrocities perpetrated on the native rubber gatherers of South America. For years England had been denouncing the cruelties suffered in the same calling in the Congo Free State, when suddenly the fact was brought home that conditions were scarcely less horrible in the industry as carried on by British companies, for the benefit of British stockholders, in the forests of the Amazon. It is to throw light upon the actual state of affairs in the far-distant upper regions of the Amazon that Joseph F. Woodroffe has written his remarkable book.

It is remarkable, because it is the product of a man not well skilled in letters, but evidently gifted by nature as a keen observer. In the eight years of this experience, Mr. Woodroffe was successively trader, planter, administrator, and peon. Going out to South America to work for a well-known commercial house, he soon struck out for himself, and lived the life of a trader in the heart of South America. Far from civilization, he dwelt for months at a time among the Indians, sometimes employing them, sometimes nursed by them through a severe attack of illness. Misfortune followed hard at his heels, and at length he found himself an employe of one of the rubber companies, and to all intents and purposes reduced to as hopeless a condition of peonage as the Indian rubber gatherers. Extricating himself from this experience largely through the accident of the arrival of the British commission to investigate the rubber industry, he has returned to England to write what he knows by bitter months of toil of the conditions which prevail in the regions of the upper Amazon. In doing so he makes no excuses for himself. He frankly admits that during one stage in his experience he became so hopeless of ever leaving the interior of South America that he sank to participation in the customs which at first had nauseated him with horror.

What Mr. Woodroffe has to say of the peonage system bears the stamp of credibility: he describes it with the same care which he gives to his accounts of South American fauna and flora. The terrible conditions in the rubber industry seem to depend in the main on the fact that it is carried on in the remote district of the upper Amazon, far from any restraint on the part of constituted authorities. The rivers of which Mr. Woodroffe writes are from 1,500 to 2,000 miles from the mouth of the Amazon, and to reach them a great part of the distance must be traveled by canoe. Here in the wilds the rubber companies have established themselves, and whatever is their ownership, many of them being nominally British, their local agents are for the most part Brazilians, Peruvians or Ecuadoreans, who have exploited the docile native Indians of the region with no regard for humanity, and, as it may well turn out in the long run, to the damage of their own interests.

It is not, indeed, only the Indians who have cause to hate the local managers. Mr. Woodroffe spares no pains to warn off any young Englishmen who may be inclined to accept a job in that region of the world. He describes the fate of a Liverpool mechanic, who had come out to South America in the same ship with him, and whom he found, years afterward, in the service of a so-called English company but reduced in every way to the level of a peon. He describes how another Englishman, unwatched in his delirium, drank six ounces of alcohol and died, and how a veteran of the British Army was practically starved to death. All of this he attributes to the system by which any one who enters the service of the

rubber companies is immediately entangled in a web of debt from which escape is hopeless.

It is this web which binds Indians and higher employes alike. So great are the distances to be traveled and so impossible is it to purchase any necessities except from the company, that it is easy by making an advance for traveling expenses and then charging the most exorbitant rates for clothing and other articles of daily use to keep every employe in hopeless debt to the company. Indeed, to procure Indian labor it is necessary in some parts to buy up the debts which the peons owe to their former employers, and in this way to acquire practically as complete a control of them as though they had been purchased as regular slaves.

Escape for white man or Indian in these regions is practically impossible. The rivers form the only high roads, and are well guarded. Indians may break away from intolerable conditions in their master's canoes, but they can only sell themselves again to some other trader not sufficiently scrupulous to bother about their antecedents. In fact, so completely is it assumed that, once an Indian has entered the service of a rubber company he has no future apart from it, that in certain cases when a planter recruits a force to open up a new district he takes men, women and children along, with all their scanty possessions, and it is never expected that they will return home.

Into the details of the actual treatment of the Indians, Mr. Woodroffe does not enter at any great length. He refers frequently to the report of Sir Roger Casement upon the hardships they suffer on the Putumayo, but he tells enough to bring out the hopelessness of their lives. He describes how young girls are drafted into the service of their masters without any consultation of their own wishes and beaten unmercifully if they demur. He pictures the rubber gatherers toiling through the forest under heavy loads of crude rubber, and after a single inadequate meal of nauseous food forced to march back burdened with a still greater weight of camp necessaries. When they make a successful trip, they have no certainty that they will receive full payment, as the managers alone keep the accounts, and even if no deductions are made they are deliberately tempted to purchase from the company's store at exorbitant prices far more goods than they can possibly pay for. So the rubber concern gets all the fruit of the man's labors, and he finds himself deeper and deeper in debt the longer and the harder he works.

From these painful pictures it is pleasant to turn to the lighter side of Mr. Woodroffe's book. He has much that is of interest to tell of the manners and customs of the Indians among whom he has been living, and there are inevitably some stirring adventures to be related. Although Mr. Woodroffe was for a time on the Madeira River, he unfortunately never ascended it far enough to throw any light on the recent "River of Doubt" controversy. His time was spent altogether in the comparatively well-known haunts of the rubber-seeker or the trader, and apparently he did not venture into any unknown regions.

While Mr. Woodroffe agrees with Col. Roosevelt in his account of the voracious habits of the piranha fish, which has the unpleasant habit of taking bites out of the flesh of any one rash enough to bathe in the Amazon or even to dip his fingers over the sides of the canoe, he differs entirely from the Colonel in his opinion of monkey flesh. While the latter in London confessed that he had tried it, but that it would be perfectly safe to leave him alone in a room full of monkeys, it does not appear that one could be so confident of Mr. Woodroffe. He describes his first aversion from the idea of eating monkey flesh, but he tells how he succumbed to the temptation to try it, and finally testifies, "I must say that I do not remember to have enjoyed a meal so much as this one. From that day I have been an advocate of monkeys as food and frankly admit that since arriving in England I have had a hankering after a piece of roast or boiled monkey."

Mention must be made of just one other point in this interesting work, the triumph of American methods of colonization of which singularly little is known in America. For a time the author worked on the railroad which is building on the River Madeira between Porto Velho and Mutun, in order to provide access for the Bolivians to the Amazon. It runs through forest and swamp, and certain chapters of its history parallel those of the Panama Canal. Begun in 1874, the intense unhealthfulness of the climate made it almost impracticable to carry it out. In 1878 an American company, under P. T. Collins, took a hand at it, but was obliged to abandon the project, leaving the rolling stock in the bush. The Brazilians tried again in 1882 and failed, but the political situation made it imperative that the line should be put through. Then in 1906 a second American company, with a capital of $11,000,000, took hold of the project and brought it to success. It set to work to clean up the forest as Col. Gorgas cleaned up the Isthmus; it extricated the derelict material from the underbrush and actually set to work a locomotive through the funnel of which it found a tree growing. In the face of lawlessness and graft it persevered, and now in the heart of South America, Porto Velho is a little American centre, with faultless sanitation, a well-equipped hospital, a baseball diamond and communication with the outer world by means of the Marconi wireless telegraph.

THE LIGHTHOUSE LADY

THE LADY OF THE LIGHTHOUSE. By Helen S. Woodruff. Decorations by Gris-wold M. McClure. George H. Doran Co. $1.

A BOOK that comes straight from the heart of the author has always a distinctive quality that atones, in a measure, for the crudities which may or may not go with it. Mrs. Woodruff's little book is of this genuine sort. Its "lighthouse" is an institution that helps blind people to save themselves, that helps them to "find light through work." Its "lady" is a young woman, who, having herself once suffered the night, and been cured, devotes herself to helping the men, women, and children who have found hope and courage in the lighthouse. The little volume, which has both humor and pathos, is a message of cheer to the afflicted, of information to those who need it, of encouragement to all and sundry who may think they are having an unduly hard time in the world. It is told in the form of a pretty little story, wherein the "lady of the lighthouse" sees a blind boy at the window of a well-to-do home and straightway goes in, against the unwillingness of his people. With her courage, sanity and invincible hope she brings about a different atmosphere in the home and the child, introduced into the lighthouse, given playmates, is made to feel that there is something for him to do, becomes contented and happy. The course of the story takes the chief characters many times to the lighthouse, where the reader sees its "torch-bearers" engaged in varied kinds of work and play. It carries them also into the slums of New York where they rescue the blind from hopeless and helpless lives and put them in the way of becoming self-supporting and happy. And finally a famous oculist restores the boy's sight and the little romance, foreordained from the beginning, between the lady and the boy's father promises a happy end. The lovely "lady of the lighthouse" is always in the foreground and inspirits the whole book with her courage, energy, and sweetness. The author, who has herself for a little while known what it is to be blind, says in a prefatory note that there is just such a real "lady" and that the book is inspired by her, although its story is not her story. The methods the book recounts for helping and cheering the blind are based on fact and have the approval of the real lighthouse people. The publishers announce that the author will devote her royalties to the aid of this work for the blind.

The Income Tax

A second edition has been issued of Prof. Edwin R. A. Seligman's valuable work entitled "The Income Tax," which had its original publication in 1911. In the first edition, given to the public before the adoption of the Sixteenth Amendment, Prof. Seligman presented a comprehensive study of the history, theory, and practice of income taxation in this country and abroad. This matter, carefully revised, reappears in the new edition and along with it a chapter in which the author deals with the Federal income tax law of 1913. (Macmillan Company. $3.)

International Year Book

The seventh volume of "The New International Year Book" has been published under the editorial direction of Frank Moore Colby and his associates, Allen Leon Churchill and Horatio S. Krans. It contains a compendium of the world's progress for the year 1913, which includes concise and fair accounts of practically everything of major importance that took place during the year. The contributors to the volume are all men of authority and reputation. (Dodd, Mead & Co.)

KENTUCKIANS

Sons of the Blue Grass State in Literature

KENTUCKY IN AMERICAN LETTERS. By John Wilson Townsend. Cedar Rapids, Iowa: The Torch Press.

It was truly an imposing task that Mr. Townsend took upon himself when he began the painstaking pioneer work of collecting and reviewing the literature of his native State for a period covering about 100 years, and it is a task well performed. Its effect may well be, as James Lane Allen (who writes the introduction) suggests, the inspiration of the future writer of the history of American literature, who will from such sources as this be able to marshal "the entire pageant of our literary creativeness as a people, . . . exhibited and reviewed within those barriers and divisions, which from the beginning have constituted the peculiar genius of our civilization."

The limitations of his subject are carefully observed by Mr. Townsend. A Kentucky book he defines as "one written by a Kentuckian, about Kentucky or Kentuckians and printed in Kentucky . . . a book written by a Kentuckian upon any subject under the sun, and published in any clime," or even "one written in Kentucky by a citizen of any other State or country." But the books of authors who have not had the good fortune to be born in the Bluegrass State, or at least made it their residence for some appreciable period, are debarred from this roster of those Kentuckians who have distinguished themselves in letters. Nevertheless, Mr. Townsend pauses to note several of the more distinguished alien writers who have used Kentucky as a literary background. For instance, it figures in the accounts of such early Western travelers as F. A. Michaux in his famous "Travels to the West of the Alleghany Mountains, in the States of Ohio, Kentucky, and Tennessee," published in London in 1805; in John Bradbury's "Travels in the Interior of America," published in 1817, and in Tilly Buttrick's "Travels and Discoveries," published in Boston in 1851. The Beauchamp-Sharp tragedy of 1825 furnished literary material to many writers, Edgar Allan Poe among others, while every one is familiar with the slaveholding Kentucky that forms the background of "Uncle Tom's Cabin." More recently Winston Churchill, in "The Crossing," August Thomas in "The Witching Hour," and Mrs. Alice Williams Brotherton in her lyric poems, have used Kentucky for local color.

Much writing has been done in Kentucky from its earliest days, but the greater part of what is generally understood as literature has been the work of the present generation. Mr. Townsend points out, however, that the apparent dearth of early productions must be due in part to the fact that many of them, in particular anonymous and fugitive poems, have been lost through neglect, perhaps forever. Of the ballads and songs of pioneer days still extant, he believes that few can be classed as authentic and genuine Kentucky productions. They have been written either by outsiders, like "The Hunters of Kentucky" by the author of "The Old Oaken Bucket," or prove upon examination to be adaptations from old English and Scotch songs.

Literary magazines have been founded repeatedly in Kentucky, but few or none have ever attained to the dignity of a ripe age. This is explained by Mr. Townsend by the fact that the State has been unfavorably situated as a point of distribution, and that the magazines have generally made the mistake of truckling to dead prejudice and sectionalism. "The material and the molders have long been with us," he says, "but the wide popular support, which, after all, is the first essential, has failed to materialize, and it may be regretfully apprehended that it now lies as far away as ever." The nearest approach to a successful periodical was The Western Messenger, edited during the six years of its existence by James Freeman Clarke, the noted Boston Unitarian preacher and author, assisted for four of these years by Samuel Osgood and Christopher P. Cranch. Ralph Waldo Emerson, Nathaniel Hawthorne, and Oliver Wendell Holmes were among the contributors to this famous publication, giving rise to the remark of William Henry Venable that it was exotic, "a Boston flower blooming in the Ohio Valley."

A brief biographical or explanatory sketch precedes each selection culled by the editor, including some bibliographical suggestions. The range of material is catholic in the extreme, including such diverse and contrasting products as those of Henry Clay, Zachary Taylor, Jefferson Davis, Henry Watterson, Oscar W. Underwood, John Fox, Jr., James Lane Allen, Alice Hegan Rice, Hallie Erminie Rives, and those of the old household favorite, Mary J. Holmes. Quantity there is, and beyond dispute he will be a finicky critic who would deny the strain of quality. Kentucky has every reason to be proud of her literary roll of fame, and Mr. Townsend in compiling it has rendered a notable service to his native State and to American literature, which will be admired, and we trust emulated, by scholars in other sections of the country.

COLLECTING ANTIQUES

FIRST STEPS IN COLLECTING. By Grace M. Vallois. Illustrated. Philadelphia: J. B. Lippincott Company. $1.50.

Any one who has even a moderate ambition to possess a Heppelwhite chair or an old piece of china is very likely to find Miss Vallois's book so interesting as to be led by it further afield and into more soaring desires. She herself is evidently an enthusiast in the collecting of old furniture and other household equipments, and those who have read her former book, "Antiques and Curios in Our Homes," know how well she can write of these ancient treasures. Her pleasure in antiques seems to come largely from the human messages which they bring out of the past to the present, and because she enjoys these so much she wishes to rouse the same interest in others, and so share with them her own deep pleasures. She aims, she says, to make her readers know a few simple things, such as the distinguishing characteristics of the most easily obtained kinds of antiques in furniture, china, glass, silver, earthenware, and then to "lead them on by means of simple instruction and geenappy information on the different subjects" to keener interest and wider research. She appends bibliographies upon old furniture, pottery, and glass, and their collection. The book is copiously illustrated with full and half page plates.

Furnishing Homes

Some very pleasing suggestions for the furnishing of homes are made by George Leland Hunter in an illustrated volume entitled "Inside the House That Jack Built." The author presents in story form what purport to be descriptions of two comfortable and artistic homes, and gives, in each case, figures from which it is possible to estimate what it would cost to duplicate the entire scheme he describes or any portion of it. (John Lane Company. $1.35.)

Oxford Libraries

In a small volume entitled "Some Oxford Libraries" Strickland Gibson gives excellent descriptions of a number of the world's famous collections of books and manuscripts, including those belonging to Merton, Corpus, St. John's, Queen's, All Souls', and the Bodleian libraries. (Oxford University Press.)

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THE BRONTES

Material Which Throws Light on Recent Discoveries

IN THE FOOTSTEPS OF THE BRONTES. By Mrs. Ellis H. Chadwick. New York: Brentano. $3.75.

NEARLY five hundred pages of ill-assorted material concerning the great family of Haworth, an unending mass of significant and trivial detail touching the lives and works and thoughts of Ellis, Acton, and Currer Bell, this is "In the Footsteps of the Brontës," a ponderous volume newly arrived. It is by Mrs. Ellis H. Chadwick. One could not phrase too respectfully the tribute to the infinite patience which appears to have been cheerfully expended over a long period of years in the assembling of this material, but, on the other hand, it would be difficult to overstate the complaint against its manner of presentation. It is puttering work. Untiring zeal and utter absence of discrimination have been collaborators here. The book is monumental and yet, in its ineffectualness, hugely pathetic. There are a thousand points of inadequacy, but what makes itself felt at every turn of the 487 solid pages is the complete lack of selective literary judgment.

"In the Footsteps of the Brontës" has not as much orderly arrangement as, say, a crazy quilt. Rather does its composition suggest the tireless needlework designed in the course of time to produce a rag-carpet. Mrs. Chadwick has saved multitudinous scraps of Brontë material, and, seemingly, used every scrap, each fastened to another—any other—and all cherished as of equal value. That is, after all, one way to write a book. But here the task is unfinished. It is as if your collector of scraps had sewn indefatigably for years and years and then blandly presented to some householder as a woven carpet an interminable array of carpet balls yet to be woven. If you further try to picture your gratified householder strewing these on his floor and then trying to walk on them, you have some picture of the baffled bookman who tries to strike any ordinary gait in going over Mrs. Chadwick's product. One not fairly familiar with the Brontë story would read it through and still have only the haziest notion as to what it was all about. What Mrs. Chadwick has to say is not said in sufficient sequence to make it agreeably readable, nor is the material sufficiently orderly under any arrangement to make it readily useful as a work of reference.

Although she is incredibly repetitious, it is an utter paralysis of the selective hand rather than garrulity which is mainly at fault. Garrulity would imply, surely, a certain chatty, gossipy manner of telling about the Brontës which might easily have been charming. No, it is simply this: Mrs. Chadwick's book is, in its published form, at just that stage to which she might be expected to have brought it before first she felt ready to set her pen to paper. "In the Footsteps of the Brontës" has been published; it has not yet been written.

Of critical reflection on the various Brontë questions there is considerable, strewn here and there. Mrs. Chadwick is an abandoned partisan of Emily Jane. More power to her, for there are a good many of us who rejoice when any one proclaims from an eminence, however slight, something of the beauty and tremendous force of "Wuthering Heights." In this Mrs. Chadwick will be outdone by nobody. Her dicta regarding Ellis Bell's story of Heathcliff and Cathy illustrate her degree of critical restraint. "Wuthering Heights," says she, "must stand alone as a great tragedy, worthy of the author of 'King Lear' himself.

Or again: "In the memorable conversation between Cathy and Nelly Dean, when Cathy tells her that she intends to marry Edgar Linton, Emily Brontë gives the highest conception of passionate love ever written; Wagner and Shelley have a similar idea of the passion, but they do not show the masterful force that is Emily Brontë's."

And, speaking of Heathcliff, she observes: "Emily Brontë's fame as the greatest novelist of the nineteenth century rests on this one great character alone."

Heathcliff, she traces to that schoolmaster of Brussels, who, more and more as the years go by, is being shouldered with the responsibility for much that once went uninterpreted in the Brontë books. Mrs. Chadwick notes that Mrs. Gaskell of Cranford tactfully averted her gaze when confronted with Charlotte's love story, but she herself, publishing her book a year after the publication of the "lost" Brontë letters to M. Heger, not only pictures the author of "Jane Eyre" as sick for love of her "master of literature," but raises the question whether Emily, too, was not also in love with him. Heathcliff, in Mrs. Chadwick's eyes, is a blend of M. Heger with the imagined hero and lover of Emily's girlhood dreams upon the moors. The portrait of Heathcliff is done, however, not only by one who had met and made a profound impression on M. Heger, but who had been the confidants of Charlotte's waking woe and the nurse at the bedside of her delirious and dream-wracked sister. There is, then, in "Wuthering Heights" something of Charlotte's love story, seen in the shuddering lines and deep shadows of nightmare. Heathcliff's love of Cathy, by the way, is traced in part to the romance of M. Heger's first marriage. Mrs. Chadwick writes:

When M. Heger died it was recorded that after the death of his first wife it was feared he would not survive; he had to find relief in work, which implies that his sorrow was so great that he had to continually find something to assuage his grief.

This, incidentally, is a fair example of what may be described as Mrs. Chadwick's super-lucidity.

TYPOGRAPHICAL UNION

NEW YORK TYPOGRAPHICAL UNION NO. 6: A Study of a Modern Trade Union and Its Predecessors. By George A. Stevens, Senior Statistician of the New York State Labor Department. 3. B. Lyon Company.

Investigators for the national Government, for State Governments, and for sociological societies have made innumerable studies of the inception, history, and influence of the various trade organizations of this country, publishing the results of their investigations in monographs that sometimes are interesting and sometimes excellent representations of "dry as dust" literature. In the present volume the author has gathered together the dry bones of the skeleton of statistics and records of meetings and conventions of this particular labor organization, making thereof a continuous narrative and showing the constant endeavors made for the betterment of their working conditions by the journeymen in the craft upon which so many other crafts depend.

Mr. Stevens, in preparing this study of a great trade union, declares that his main object has been

to present an authentic recital of the origin, rise, and progress not only of Typographical Union No. 6 but of the protective associations of printers that preceded it, thus exhibiting a connected account of the organized branches of the printing industry in New York City for a period of 133 years, starting with the Revolutionary epoch and closing with the third calendar quarter of 1911.

The volume is well printed, handsomely bound, and copiously illustrated. It contains an admirable index, making the great mass of historical data quickly accessible. The portraits of distinguished men who rose from the ranks of the printers' organization will cause some surprise to those unfamiliar with its history. There are several pictures of Horace Greeley, and this volume makes it plain that the Sage of Chappaqua is regarded as the patron saint of the American printer.

Rock Gardens

A number of pleasing suggestions for the adornment of public and private grounds are made by H. H. Jenkins, an English floriculturist, in his illustrated book entitled "The Small Rock Garden." The author shows how, with a moderate expenditure of time and money, one may transform waste places into beauty spots and give added charm to grounds already under cultivation. (Charles Scribner's Sons.)

INSPIRATION

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ARCHITECTURE

Its Development in Ancient and Modern Times

ARCHITECTURE AND THE ALLIED ARTS: GREEK, ROMAN, BYZANTINE, ROMANESQUE AND GOTHIC. By Alfred M. Brooks, Professor of Fine Arts, Indiana University. Illustrated from photographs. Indianapolis: The Bobbs-Merrill Company. $4.50.

MONUMENTAL CLASSIC ARCHITECTURE IN GREAT BRITAIN AND IRELAND DURING THE EIGHTEENTH AND NINETEENTH CENTURIES. By A. E. Richardson, Fellow of the Royal Institute of British Architects. New York: Charles Scribner's Sons.

THE merit of this book on architecture and the allied arts is chiefly to be found in its lucidity of statement. Pedantry and eloquence alike are absent from the treatment of a subject that is only too prone to provoke both. There is not, of course, much that is new to be said in a condensed history of the development of architecture written for a public but moderately initiated in the technical problems involved. What is of much more importance than an appearance of originality is a clearly thought-out arrangement of significant facts, and this Prof. Brooks has provided for his readers. He also has given them a number of passages of critical or explanatory comment which contain the pith of many a long argument, and trace in a few words the essentials of his subject. There is, for example, no novelty in this description of Greek ornament but it is one to make a student think about it in the right way:

In Greek architecture the ornamental parts were in a great measure the direct result of the functional purpose for which the parts existed. It was "ornamental construction," not "constructed ornament." This is the same thing as saying that the best Greek architecture was organic, that it resembled nature in the manner of its procedure, every part fitted to every other part, and all the parts fitted to the whole, though not one of those parts could be traced to any actual model among the works of nature. It is so that Greek art, like all great art, was based on nature and always remained faithful to her. The highest praise that can be given to any work of art is to call it, in this sense, organic; to say that it looks as if it had grown as the things of nature grow, and is at the same time expressive of human reason and human imagination.

Another conspicuous merit of the book also must be sought beneath the inconspicuous style; it is written against a background of personal observation wide in scope and fresh with interest. For this reason the description of much of the detail is instinct with vitality and interprets as well as illustrates. The discussion of the iron work on the doors at Notre Dame of Paris is an instance in point. No one having read it would visit Notre Dame without especial interrogation of those lovely hinges.

Mr. Richardson's volume fits its subject in the monumental character of its appearance. It is illustrated by 60 plates and 135 text illustrations, which carry the reader along the course followed by English architecture from the time of Inigo Jones and the famous banqueting hall erected by him to the present moment, when the classic ideal is in bitter conflict with individualism and the many cross currents of modern civilization. The text provides a close analysis of the various stages of the development. An introductory chapter contains a masterly summary of the causes and effects of social changes in their relation to architecture, making clear among other things the manner in which the great English collections of foreign paintings and objects of art were initiated and grew to their present importance. The arrangement is concise and biographical, giving the reader a brief history of the lives of the more important architects belonging to the period covered, and their connection with the general development of their art. Controversy is wisely avoided, but it is significant that the author at the end of his preface emphasizes the value of the classic. "So strongly planted are the giant roots of the classic growth," he says, "that they withstood the successive shocks and storms occasioned by the uncertain tendencies of the second half of the last century, and today the tree promises a renewed blossoming. The need for the steadying influence of an academic style is more than apparent. There can be no question of revivals or revivification; such terms are erroneous, but in the continuance of the spirit of the classic tradition lies the greatest promise for the art of the future."

British Railways

Students of the American railroad problem will find it profitable to read with some care a work entitled "British Railways—A Financial and Commercial Survey," written by W. R. Lawson, an economist of high standing, who is at present Chairman of the Railway Shareholders' Association of Great Britain. It seems that the British railway managers are confronted by difficulties that almost precisely duplicate the troubles that embarrass our own railroad men—demands for lower rates and higher wages and tyrannous dictation by labor unions; there also is much discussion in England as well as in America about the nationalization of railroads. These matters and others of large interest Mr. Lawson deals with in a remarkably intelligent and illuminating way. (D. Van Nostrand Company. $2.)

Canadian Art

A handsome volume, entitled "The Year Book of Canadian Art, 1913," contains a compilation by the Arts and Letters Club of Toronto of facts relating to Canadian literature, architecture, music, painting, and sculpture. Included in the volume are numerous biographical sketches of men and women of distinction, some of which are accompanied by admirable portraits. (London and Toronto: J. M. Dent & Sons, Limited.)

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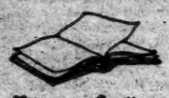
Literary Section
of
The New York Times

NEW YORK, AUGUST 2, 1914

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TOPICS OF THE WEEK.

IN a new edition of MATTHEW ARNOLD'S essays, which includes a reprint from the second edition of the "Essays in Criticism" of 1869, and the Homer Lectures, there are appended five essays hitherto uncollected. They are obviously lesser achievements, written casually for the more or less casual readers of the London periodicals which gave them room, but they offer an illuminating view of that background out of which have come such polished estimates as those of MAURICE DE GUERIN and JOUBERT, such carefully formulated forensic as "The Function of Criticism." It is always a risky thing to do, this rescuing of an earlier and lesser manner from oblivion for the sake of here and there a phrase or paradox that seems fair enough. Had Mr. ARNOLD felt himself just a little less at home with his popularity in '69, it is doubtful if he would have ventured into print with one of these essays, an appraisal of the Greek spirit, delivered as an inaugural lecture in the Poetry Chair at Oxford. His prefatory note in which he deplores "the imperfection of this sketchy and generalizing mode of treatment" bears witness to an uneasiness which the readers of the essay will find all too justifiable. Rather than style, it is the thought itself which seems trite and inflated. Yet much of the best which ARNOLD has had to offer in the cause of intellectual emancipation seems today, if not trite, commonplace—a fact which points to his inestimable service to modern thought rather than to flaws in his achievement. For we have literally assimilated his contribution; a fact brought home by these five informal essays, with their rather unadorned presentation of fact and a somewhat instinctive vocabulary. Today the book reviewer steers around such adjectives as "significant," "vital," or "adequate." They sprinkle the five papers of this volume; but it is not ARNOLD'S fault that we have wrung them dry of the meaning he found in them.

IN the August number of The Atlantic Monthly, Miss ANNIE WINSOR ALLEN presents a defense of the Victorian writes. Like most defenders of particular enthusiasms, she finds difficulty in arguing her case on its merits alone. It is an old device—this proving how excellent was that age by insisting how inadequate is ours. Particularly in the matter of our literary taste today does Miss ALLEN find support for the conclusion that the Victorian era was better than we made it out to be. She points to this generation as one which "does not know EMERSON, never read TENNYSON, has not heard of Mrs. GASKELL, and despises GEORGE ELIOT." Not intimate with the tradition which these have bred, the generation in question has not even had the power to throw it over. It accepts WELLS, SHAW, CHESTERTON, GALSWORTHY, and MASEFIELD, not in preference to DICKENS and THACKERAY, but because they are new and of today. These later writers are well enough in their way, but, asks Miss ALLEN, what precious secrets of civilization do they transmit, what laws of conduct do they expound, how will they serve as rulers of life?

It is difficult to imagine even the most ardent Victorian enthusiast subscribing to so airily founded an indictment as this. The fact that we have exacted a public school education or its equivalent from all of this very same generation quite removes the possibility that TENNYSON or EMERSON are today unknown names. The fact that, in spite of the tendency of every age to read its contemporaneous writers, the sales of DICKENS, THACKERAY, and GEORGE ELIOT have been vastly greater in the last ten years than in the decade which produced them, or even in the decades immediately following them, militates somewhat against Miss ALLEN'S assertion that "every book which inspired the mid-Victorians is outworn—a back number to the post-Victorians."

It is, moreover, a pretty tough standard which Miss ALLEN would set for our literary achievements when she asks, "What has MEREDITH or HARDY to tell you about the conduct of your own affairs?" Granting even that this was a permissible standard for an age which thirsted for programmes of conduct, it is hardly fair to foist that standard upon a different day, damning accordingly the whole of the present's literary tribe that it goes no further than the faithful reflection of the time. On the whole, it is to be feared that the surviving late Victorians will stand a little appalled at Miss ALLEN'S adventures in forensic. The present generation—it is not even post-Victorian—will take joy therefrom; it pleasures in being told how hopeless it is.

IS MRS. WHARTON'S "The Triumph of Darkness" in the August issue of Scribner's Magazine a ghost story? As such it is announced, but it is probable that many will quarrel with the classification. Perhaps Mrs. WHARTON did intend a ghost story. Perhaps the sinister figure that stands behind JOHN LAVINGTON'S chair, visible only to one, is a real wraith, as substantial as any that ever walked at WILL SHAKESPEARE'S bidding. Perhaps, on the other hand, Mrs. WHARTON is but cutting a carefully puzzling caper in the field of psychopathology, drawing the reader with her narrow-chested hero into a state of hallucinations and uncalculated action. Her readers will probably divide themselves for the most part into these two camps over the query, while the small residuum who are Mrs. WHARTON'S best advertisers will reproclaim that they don't know what she is driving at anyway.

At all events, there is opportunity for observation on the fashion in ghost stories. Obviously it has changed. No longer do we tolerate the frank, unmistakable ghost with its frank, unmistakable purpose in our story. Today it must be somewhat vastly more subtle, bestowing but one certainty, that it would be best to see an alienist. The objective spook is dead. A ghost which any one can see is a ghost, is—from the literary point of view—no ghost at all. The emotion which it induces may no longer be of the naïve, hair-raising variety; it must be a subtle blend of uneasiness with incredulity, expanding into some interesting sort of hysterics.

It is hard to believe that we may some day be deprived of a literary device by which crafty authors, from HOMER down, have sent shivers of awe and fear up and down the backs of those who profess to believe in neither gods nor ghosts. But it looks black for the useful spirits of our prose and poetry. Allowed a residence only in the mind's eye, they are now losing what little substance is left them. Will there be perhaps ghosts of those ghosts?

THERE is no reason why a man may not be all the better a grocer for being a good poet. From Mr. BOYD WEES, Elkins, West Va., comes periodically a dodger, presenting above a lyric, composed after the day's cash has been balanced, below the week in condensed milk, self-raising flour, and table luxuries in general. The idea of harnessing the *ars poetica* with the *ars condimentarii* is not new. But the usual course, if you have soup to sell, is to make a jingle about the soup—all for the trade and the verse well lost. Our bard from West Virginia, however, has too much respect for the Muse to turn out mere tinkling nothings. If poetry can help grocery sales, all very well and good, but there is the assumption that verse can in no wise be indebted to groceries in the way of subject matter. Consequently, Mr. WEES'S periodic verse finds none of its substance in Mr. WEES'S stock. Our grocer-poet makes a mistake. There is plenty of real poetry to be extracted from the business of selling flour and vegetables, and intimacy with its homely detail is no disqualification for the task. Mr. CHESTERTON is the only one who, as we recall, has essayed it. But his "Song Against Grocers" is both flighty and flippant. It is informed with no serious understanding of the grocery business. The field on whose edge Mr. WEES hesitates is practically virgin soil. We would urge him to the realization that being a good grocer is excellent preparation for being a good poet.

EUROPEAN FOLK-SONGS

FOLK-BALLADS OF SOUTHERN EUROPE. Translated into English verse by Sophie Jewett. New York: G. P. Putnam's Sons.

Students of balladry and lovers of folk poetry will be glad to add Miss Jewett's collection to their libraries; it is representative of many tongues, and includes ballads of love, ballads of murder, ballads of prisoners, Biblical and apocryphal ballads, and ballads of the supernatural.

The collection is the result of Miss Jewett's efforts to exhibit to her Wellesley College pupils engaged in the study of English and Scottish ballads analogous Continental folk-songs. She died before she was able to prepare the songs for publication, leaving a written request to Katharine Lee Bates that she should do the necessary editorial work, if in her judgment the accumulated matter seemed valuable enough to warrant making a book of it. There was no doubt in Miss Bates's mind as to the value of her friend's manuscripts, and at her earliest opportunity she arranged them for printing, and contributed an interesting introductory chapter and some useful notes.

Matter

A series of lectures delivered this year before the students and friends of Northwestern University by Prof. Joseph S. Ames of Johns Hopkins University are published in a volume entitled "The Constitution of Matter." The lectures are based on an acceptance of the general theory of molecules and atoms advanced by Sir J. J. Thomson and the properties of electrons set forth by H. A. Lorentz. (Houghton Mifflin Company. $1.50.)

IN A FEW WORDS

THE Countess Arnim, author of "Elizabeth and Her German Garden" and other books, lives in a beautiful chalet in Switzerland, overlooking a thousand-foot precipice, near Randogne sur Sierre. A Latin inscription on the side of the house warns the approaching visitor: "Ignavus Insibus Tristis Turpis Abesto!"

The publication of Edwin Markham's new volume of poems, "The Shoes of Happiness," has been delayed by his recent serious illness. It will be brought out by Doubleday, Page & Co. in October.

Miss F. Tennyson Jesse, author of "The Milky Way," has just returned to England after two months in New York, during which she went through the Tombs several times, visited Sing Sing, and, under the protection of detectives, saw the night life of the Bowery.

The first book of Romain Rolland's "Jean Christophe" has been sent to its eighth printing by its American publishers, Henry Holt & Co., the second has four printings to its credit, and the third is also in its fourth edition.

Henri Lichtenberger of the Sorbonne, known to Americans by his "Germany and Its Evolution in Modern Times," will be Exchange Professor at Harvard next year.

Edwin Björkman recently sailed for Europe to make his first visit in twenty-three years to his native land. After a short time in London he will go to Stockholm, Christiania, and Copenhagen, where he will make studies for a forthcoming book on Scandinavian literature.

Moffat, Yard & Co. have established a dramatic department, under the management of Miss Anne Archbald, for the marketing of plays and moving picture scenarios, the dramatization of novels, and the novelizing of plays.

"The Yale Book of American Verse" is in its fourth Bible paper edition, and has had also two printings in the regular edition.

Dr. Graham Lusk's "Fundamental Basis of Nutrition," in its second edition three months after publication, has inspired a restaurant for the Bowery, with a menu based on scientific principles, which will supply 1,000 calories of food for 10 cents.

Walter A. Hawley, author of "Oriental Rugs," is now in Paris after spending several months in Asia Minor and Persia in a study of the making and the history of rugs. He will return to New York in the Autumn.

While in Germany, George Sylvester Viereck was the guest of honor of the German Airship Company on a flight between Frankfort and Berlin.

The man who, Elsa Barker says, wrote "Letters from a Living Dead Man" through her mediumship, was David P. Hatch, who died in February, 1912, in Los Angeles, where he had been a prominent citizen, corporation lawyer, and former Judge of the Superior Court.

Gilbert Parker, following a carefully worked out method for the training of the senses, frequently blindfolds himself and tours the rooms of his own or a friend's house or walks out of doors estimating distances and judging by touch, scent, and hearing the nature of both strange and familiar objects.

Harriet T. Comstock's "Princess Rags and Tatters" is being prepared for moving-picture production.

Edward Cave, author of "The Boy Scout's Hike Book" and "The Boy's Camp Book" and editor of Recreation, has been investigating the condition of the redwood forests in California, which, he says, are being cut down at such a rate that in forty years, if a halt is not called, not a stick of redwood will be left standing. His account of the investigation will soon appear in a magazine article.

The English New Weekly has held a poll among its readers as to the best English novel published this year. Among the twenty-one novels voted for, Joseph Conrad's "Chance" was given first place by an overwhelming majority.

VARIOUS VERSE

Some of It Very Good and All of It Very Pleasant

LYRICS FROM THE CHINESE. By Helen Waddell. Boston: Houghton Mifflin Company. $1.

IN THE HIGH HILLS. By Maxwell Struthers. Burt. Boston: Houghton Mifflin Company. $1.

OUT OF BONDAGE. By Fanny Hodges Newman. San Francisco: Paul Elder & Co.

POEMS. By John L. Stoddard. George L. Schuman & Co.

SPRAYS OF SHAMROCK. By Clinton Scollard. Portland, Me.: The Mosher Press. $1.25.

LOVE AND THE UNIVERSE. By Albert D. Watson. The Macmillan Company. $1.50.

PRELUDES. By Sister Mary Clara, B. V. M. M. S. Hardie, Dubuque.

IN ARCADY AND OTHER POEMS. By W. S. Cameron. London: Erskine MacDonald. 3s. 6d.

VARIOUS VERSES. By May Donnan. Cambridge, Mass: Riverside Press.

LACKING knowledge of the tongue of Confucius, it is impossible to say how far the poems in this extremely attractive little volume are Chinese, and how far they are Miss Waddell. It really doesn't matter, (though we suspect Miss Waddell,) for they are very quaint and true and charming, which is the main thing. The introduction, too, which, it is fair to suppose, is wholly Miss Waddell, is very pretty. It begins, "It is by candle-light one eaters Babylon, and all roads lead to Babylon, provided it is by candle-light one journeys," and goes on to say of the city of all legends, the oldest Babylon of all, "through fathoms of clear water one sees it yet. The very sunlight is molten, and the echoes of a drinking song come faint, but very joyous. The sound has traveled far. That water is thirty centuries deep."

Most of the lyrics have "a dying fall," like the little song of the forsaken sweetheart:

> I do not know when first it was
> Your eyes looked cold,
> But all this was three years ago,
> And I am old.

It seems odd to read that this was written B. C. 718; it sounds so like, briefly, what most of us have felt at one time or another. And the advice to a guest at a banquet is exactly as pertinent today as it was 2,604 years ago:

> But to remain when one is drunk
> Is not a virtuous thing.
> To drinking, though a custom good,
> One must deportment bring.

Perhaps the most perfect of the lyrics is the last—there are only 36 in all—and it is exactly 3,035 years old:

> White clouds are in the sky.
> Great shoulders of the hills
> Between us two must lie.
> The road is rough and far.
> Deep fords between us are.
> I pray you not to die.

Surely in or out of the Chinese language there are more songs than these that Miss Waddell might make her own. We hope that she will not delay to do so.

The keynote of Mr. Burt's little book is struck in the lines:

> There is no good denying it,
> If you be mountain-born
> You hear the high hills calling
> Like the echo of a horn;
> Like the echo of a silver horn that
> threads the crowded day,
> You hear the high hills calling and
> your heart goes away.

It will be observed that the author is a poet; one of limited range, it is true, for when he leaves lonely nature he falters. Man he loves, but not men. Yet to be a real poet, even on one string, is a gift not vouchsafed to every rhymer, and the reader feels like congratulating Mr. Burt on his good fortune in a man-to-man fashion, as his verses appeal.

In "The Watchers on the Road," we are reminded of our blindness to the "cloud of witnesses" about our way:

> Perchance at night a lonely one,
> Or one who drinketh late,
> Senses the glimmer of a sword,
> Or the stir of the wings of fate,
> And a moment his eyes are troubled
> As he fumbles at his gate.
> But save for this, the road so filled,
> They look not left nor right,
> Lest by day their hearts be dassled,
> Lest they lose their way by night.
> And a gleam they see, they write it
> down,
> As star or street-lamp light.

The chief faults in Mr. Burt's work are those of technique. Here and there a phrase shows an ear careless of rhythm, as in

> You're as lovely as a dawn of winds
> Over the high hills calling.

Substitute for the first line,

> You are as lovely as a dawn of winds,

and the whole stanza gains at once in music and in dignity.

It is rarely that a more beautiful book, in the physical sense, comes to the reviewer's table than this one by Fanny Hodges Newman, with its Italian hand-made paper printed in the clear, elegant type that De Vinne loved. As poetry, "Out of Bondage" is less exceptional, though it marks a considerable advance upon its author's first volume, published three years ago. The shorter poems in particular speak with a strong, controlled utterance that is rare among women writers, yet are without that sham virility that most women fall into when some ill-advised person tells them that they "think like a man." "Purveyance" illustrates the point:

> The myrtle mound that bucks up all
> my tears,
> It is my flesh its roots are matted in;
> Its beauty thrives on mine that dis-
> appears,
> For I am in the ground deep as have
> been
> The sweets of all my children buried
> there.
> O Earth, O Life, what beauty dost
> thou think
> To barter for such matchless meat
> and drink,
> And what art thou to batten on such
> fare?

Every "Cookie" who ever toured Europe will welcome Mr. Stoddard's poems. They never rise to the heights of "Childe Harold" or the "Hymn Before Sunrise in the Vale of Chamouni," but that does not derogate from the fact. Each verse breathes a sincere love of the lands that Mr. Stoddard knows so well, especially of the South Tyrol, and offers a clear, if seldom inspired, picture. "January in the Tremezzina" is a good illustration:

> Far and nigh,
> Deep and high,
> The Alps invade both lake and sky;
> Base to base
> Their forms we trace,
> Those in water, those in space,
> Duplicate peaks on single shores,
> As shadow sinks, and substance soars.

A charming little book, as the Mosher books always are, is "Sprays of Shamrock," and one full of musical and innocuous verse. Mr. Scollard is a skilful craftsman, and though his Irish poems are only an echo of the native bards, the echo is often clear and sweet, as in "Carrowmore," while "Rahinane" strikes a note of authentic melancholy:

> Just a shard of shattered hope
> On a barren Kerry slope;
> Just a ruin in the rain,
> Rahinane!

It is always pleasant to welcome a Canadian author. There is usually something very sincere and workmanlike about their books, and these qualities are not lacking in Dr. Watson's new volume. It is impossible to subscribe to the madly laudatory preface by Miss Katherine Hale or to fail to be bored by that large part of the book called "The Immortals," wherein men and women from Caesar to Heloise soliloquize. But in the more inspirational and spontaneous poems, especially those in which the author celebrates an ardent neo-Pantheism,—

> The Universe for me is ever weaving
> New bodies from the sun,—

there are qualities which need only a keener sense of selection than Dr. Watson apparently possesses to become noteworthy.

The verses in "Preludes" scarcely express the sorrow and pity for unfortunate humanity which we commonly associate with the term Sister of Charity. But Suter Mary Clara has chosen a better part even than sorrow and pity. Her poetry may not even be remarkable from a literary point of view, but it expresses a sweetness and soundness of heart, a joy in nature and in God that is creditable alike to the author and to the order she represents. Her "Personal Question,"—

> Do you do your share of laughing in
> the world?—

is a pertinent one, and only a very healthy-minded religieuse could end a long monologue of a dying sinner to his priest with the lines:

> Suppose we talk of other things
> awhile?
> There go the champions from the dia-
> mond;
> What splendid fellows! Ah, the Sox
> have won.

"In Arcady and Other Poems" illustrates the generally high level of English magazine verse. In many respects the American magazine is above its English fellow, but not in its poetry. Here magazine poetry is too often machine-made, while in England it contains either an original idea or possesses a wistful beauty of phrase, or both, with pleasant frequency. Mr. Cameron's lighter lyrics are his best. "Home Along" has a simple pathos that is very appealing:

> I meant to make for Thames his side
> A little song, a tuneful song,
> But all my thoughts turned like a tide
> Home along, just home along.

And "In Sunny Piccadilly" has a simple charm:

> In sunny Piccadilly,
> When folks are out of town,
> I like to go with Willie,
> Walking up and down,
> Before the leaves turn brown.

In one or two poems of childhood, as in "Grandmother's Garden," if the author does not quite touch, he comes closer than most to realising the magic of

> —the land we cannot go back to see,
> Where the children played that we
> used to be.

In "Various Verses" Mrs. Donnan, an Indiana poetess, has written a quantity of respectable "poetry" wholly untouched by the divine spark. Out of the welter of mediocrity, however, one or two graceful efforts shine, of which the best is "Who's for Old Romances?"

> Who's for old romances?
> There's no lack of gold,
> Aucassin and Nicolette,
> Lancelot the bold,
> Tinkling cymbals of today,
> Brass of magazines,
> Never floated weary heart
> Where the lotus leans.
> Light-o'-loves fantastical may allure
> awhile,
> Supposititious heroines may perchance
> beguile,—
> Helen, Imogen are life, Juliet, Elaine,
> Listen to the old voice, nor let it call
> in vain.

HELEN BULLIS.

LIVES OF THE PRESIDENTS

THE PRESIDENTS OF THE UNITED STATES, 1789-1914. By John Fiske, Carl Schurz, Robert C. Winthrop, George Ticknor Curtis, George Bancroft, John Hay, and many others. Edited by James Grant Wilson. Illustrated. Four volumes. New York: Charles Scribner's Sons.

THE twenty-seven short biographical sketches assembled in these volumes deal with all of our Presidents from Washington's time down to the present day. As a rule, they are reasonably fair and just in their statements of facts and in their appraisements of character, equipment, motives, and achievements.

There are some of our Presidents, however, with respect to whom there is nothing like a consensus, nor even a prospect of a consensus, of opinion. Nobody, for example, could say what he thought about Jackson, Johnson, Buchanan, Hayes, Cleveland, Roosevelt, Taft, or Wilson with an expectation that his opinions would find universal acceptance. As to these Presidents, and some others, the man with open mind who desires to reach sound conclusions must read and ponder the views of the reputable biographers and historians and reason out his own conclusions. In an undertaking of this sort the biographies to which Editor Wilson invites attention will be very helpful; they come from men of reputation who undoubtedly have made careful studies of their subjects and formed concerning them what they believe to be just judgments.

There is no need to except from this commendation even the panegyrics pronounced upon Mr. Roosevelt and President Wilson, the one by Owen Wister, the other by Josephus Daniels. In each of these writings things are said which several million Americans would refuse to indorse, but they are the expressions of enthusiastic admirers whose sincerity is not to be questioned, and, of course, there are antidotes in the opinions which have been presented to the public by other men. In the course of his essay Mr. Wister says:

> If analysis of Mr. Roosevelt's enemies be made to-day, these will be found to fall into two chief groups, apparently contradictory: One of money and one of labor, one whose flag may be symbolized by the tape that flows from the stockbroker's ticker, and one that wears the red flag of destruction. But these two are not contradictory. In their excess they are identical. It is at their excess that Mr. Roosevelt struck. By all these excessives is he hated, by the Harrimans, who would be above the law; by the Haywoods, who would destroy the law.

Assuming that by his term "enemies" Mr. Wister means those who disapprove of Mr. Roosevelt's doctrines and conduct, the statement we have quoted is manifestly absurd; but it will not be so very harmful if the reader who is endeavoring to form a just estimate of Mr. Roosevelt has it in mind that Mr. Wister's dictum is part and parcel of an ardent partisan's appreciation of his chief.

The same thing may be said with respect to some of Mr. Daniels's opinions about Mr. Wilson. For example, although Mr. Daniels is distinctly exaggerative when he remarks that the President's "policy of justice, patience, and friendship in all dealings with Mexico" has "won the approval of the whole world," it is quite easy for the man who reads the newspapers to make a proper valuation of the biographer's enthusiastic praise. Certainly everybody will admit that Mr. Daniels wrote his story of Mr. Wilson's life with honest intention and without any intention to give him better treatment than he deserved.

IN THE FAR NORTHWEST

THE CHIEF OF THE RANGES. By H. A. Cody. New York: George H. Doran Company. $1.25.

Some flavor of the influence of Fenimore Cooper floats out from Mr. Cody's story of Indian feuds and the coming of the white man in the Far Northwest country of the Yukon wilderness. It tells how the Chilcats and the Ayanas carry on constantly a sort of guerrilla warfare, carrying off maidens for wives and chasing and killing individual tribe members whenever the circumstances are favorable. The beautiful young daughter of the Ayana chief—who is the "chief of the ranges"—is the heroine. She has a little white blood in her veins and in her head much curiosity about the wonderful far-away white race, no member of which has she ever seen. The son of the Chilcat chief is determined to secure her for his wife. But she and her father are determined that this shall not happen, and to their determination is presently added that of a young half-breed fur trader who ventures into their wilderness and falls in love with the maiden. So the story holds a goodly measure of action, exciting incidents, and adventurous, perilous deeds. There is also much appreciative description of wilderness scenes untouched by man. The author is a Canadian minister who has made many long trips through the mountains of the Yukon country, accompanied only by Indian guides. Although he tells an exciting story he does it in the leisurely, romantic, old-fashioned way and with much the same attitude toward the Indians that found favor in the days of Cooper.

A Fox Terrier

There will be two opinions with respect to "Toby," a book by Elizabeth E. Goldsmith, in which is set forth the biography of a small fox terrier, a sanguinary little brute which spent his days killing cats, coons, chickens, muskrats, woodchucks, squirrels, polecats, and other things he found on the farm where he made his home. To many persons the story of Toby's murderous career will undoubtedly be revolting; they will shudder as they read of the atrocities he committed, and wonder how a woman could love him, and write about him affectionately and admiringly. Others will feel as a man-friend of the dog's owner felt when he came upon the bodies of three entire families of woodchucks slain by Toby in one day. "Ginger!" exclaimed the man, "that's a dog." Those able to echo this exclamation in the spirit with which it was uttered will find Toby's biography a delightful book, and will gladly give it a place of honor among their favorite dog books. (Macmillan Company, $1.25.)

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QUERIES AND ANSWERS IN ALL BRANCHES OF LITERATURE

COMMUNICATIONS for these columns should be addressed to the Editor of Queries and Answers, New York Times Review of Books. They should be written on only one side of the paper and must contain the name and address of the writer. If the inquirer prefers, initials only will be printed with the communication.

ANSWERS BY THE EDITOR

F. SCHWARZ.—Will you please tell me who is the author and where I can find the poem of "Cleon and I." The first line is:

Cleon hath a million acres.

The poem "Cleon and I" is by Charles Mackay, who was born in Perth, Scotland, in 1814, and died in London on Christmas Eve, 1889. The poem is as follows:

Cleon hath a million acres, ne'er a one have I;
Cleon dwelleth in a palace, in a cottage I;
Cleon hath a dozen fortunes, not a penny I;
Yet the poorer of the twain is Cleon and not I.

Cleon, true, possesseth acres, but the landscape I;
Half the charms to me it yieldeth money cannot buy;
Cleon harbors sloth and dullness, freshening vigor I;
He in velvet, I in fustian, richer man am I.

Cleon is a slave to grandeur, free as thought am I;
Cleon fees a score of doctors, need of none have I;
Wealth - surrounded, care - environed, Cleon fears to die;
Death may come, he'll find me ready, happier man am I.

Cleon sees no charms in nature, in a daisy I;
Cleon hears no anthems ringing in the sea and sky;
Nature sings to me forever, earnest listener I;
State for state, with all attendants, who would change? Not I.

CARL F. PRICE.—Can you inform me who is the author of lines beginning:

"Let the sower scatter seeds
Where the crumbling furrows blend.
Let the churchman praise his creeds,
The beginning and the end.
As for me, I have a friend!"

The entire poem consists of five verses of like form.

The poem about which our correspondent inquires is entitled "As for Me, I Have a Friend," and the author is Ernest McGaffey.

ANTON S. SCHNEIDER.—Could you please tell me where I could find the poem: "Three Days in the Life of Columbus." I do not remember the author, but think the poem started like this: "On the deck stood Columbus."

The poem about which our correspondent inquires is by Jean F. C. Delavagne, and it is printed in Sargent's Standard Speaker, published by David McKay, Philadelphia, Penn.

E. L. GRAEF.—Can you tell me the value of the following work: "Art of the World." Edition de Luxe, published by D. Appleton & Co., 1893, limited to 1,000 copies, ten sections quarto? The work cost me $150.

"Art of the World. Illustrated in the Paintings, Statuary, and Architecture of the World's Columbian Exposition," New York, Appleton, 1893, ten volumes folio, brought $7.50 at the Barry sale. A copy was sold at auction in Boston in 1904 for $10. The Darrah copy, on Japan paper and in half calf binding, realized $50.

J. L. C.—Will you please tell me the value of this edition of Ramsay's Washington: "The Life of George Washington, Commander in Chief of the Armies of the United States of America Throughout the War Which Established Their Independence, and First President of the United States," by David Ramsay, M. D., author of "The History of the American Revolution."

A copy of this rare first edition with portrait by Leney and in the original sheep binding brought only $1.75 at the Stryker sale June 18, 1913. In the Edward N. Crane sale a copy of the Baltimore, 1814, edition was sold for $12.

M. T. H.—Can you tell me the value of a reprint of the "New England Primer," published and sold by Ira Webster of Hartford, Conn., in 1842?

We do not find a sale of this edition of the "New England Primer," but presume that it is worth from $1 to $5. A copy of the Concord (N. H.) 1849 edition brought at the Hurst sale $4, a copy of the Portland (Me.) 1841 edition $8.25, and a copy of the New York 1830 edition $5.

L. E. L.—Kindly advise me through your Queries and Answers column whether there is any value to a volume of the complete works of Lord Byron, published by John Murray of London and inscribed by him Feb. 5, 1837, to Sir Robert Peel, Bart.

It seems to be of nominal value only. The "Complete Works of Lord Byron," London, Murray, 1837, seventeen volumes, 12mo, in the original cloth binding and uncut, brought $12.75 at auction in this city in 1905.

CHARLES STANLEY.—Can you tell me the value of three volumes of Shakespeare, edited by G. C. Verplanck, published by Harper Brothers, 1847?

The Cope copy brought $9 and the Palmer copy $3.50.

BENJAMIN F. LEGGETT.—The quotation inquired about by "L. O." is the forty-third stanza of a poem by Prof. John Russell Bayes of Swarthmore College, Swarthmore, Penn., entitled "An Old-Fashioned Garden."

L. B.—In a recent issue "E. C." asked where to find "The Longest Night." It was written by Joseph C. Lincoln, and printed in Everybody's Magazine of December, 1908.

ANSWERS FROM READERS

P. D.—The lines quoted by John C. Thurman in issue of May 24 are from the poem "Indirection," by Richard Realf. It is printed in full in Stedman's American Anthology.

Answers to this appeal were also received from J. W. Schwartz, New York; L. H. Griffin, New York; Edward B. Merrill, New York; Louise S. Child, Brooklyn; Muriel Sichel, New York; William B. Clarke, New York; "F. P. D.," Poughkeepsie, N. Y.; Paulina W. McDonald, Pittsburgh, Pa.; Margaret G. Hassett, Newburg, N. Y.; F. W. Fuessenich, Torrington, Conn.; Francis J. Smith, New York; James Terry White, New York; Isaac E. Marcuson, Charleston, S. C.; George T. Fleming, Pittsburgh, Penn.; C. W. Shaw, Mountaindale, N. Y.; J. A. Doyle, Savannah, Ga.; James C. McNally, Chicago, Ill.; M. L. De Lange, La Jolla, Cal.; Mary P. Nimmo, Washington, D. C.; Mrs. Josephine G. Tuthill, Summitville, N. Y.; Daniel E. Horton, Springdale, Conn., and "L. B." Kingston, N. Y.

WILLIAM H. F. WALKER.—The poem asked for by "M. M. R." in your issue of April 19 appeared in Scribner's Magazine for May, 1911. It was written by Rhoda Here Dunn, and was one of a number of very excellent poems contributed by her to the leading magazines a few years ago. The verses asked for are appended in full:

IN THE CITY CROWD.

With hurried feet or feet more slow,
But ever with regardless eye,
The friends whom we shall never know
Forever pass us by.

Oh, sad-eyed father, gray from years
Of bitter, sharp ungratefulness,
Cordelia, orphaned and in tears,
Is near you in the press.

Unrealized, my brother, we
Now step a little side by side
A Hamlet, lost in misery;
Horatio, friend denied.

Miranda fair! that blush which ran
A moment in your cheek was fanned,
Not by attendant Caliban,
But passing Ferdinand.

And you, white-lipped Antonio,
Who go to pay your debt with death,
Against you Portia's ribbons flow
And on your face her breath.

And yet with hurried feet or slow,
But ever with regardless eye,
The friends whom we shall never know
Forever pass us by.

M. H. KIMBERLY.—The little poem asked for by C. T. M. in your issue of June 14 is by Jennie Porter Arnold. It is entitled "Penitence," and is as follows:

Life is too short, dear love, for unkind feeling,
Too short for harsh reproach or bitter tone;
We two should know but gentle words alone.
If I have wronged you, dear, here let me, kneeling
Low at your side in penitence appealing,
Seek pardon for a fault I had not known,
Save that my love for you so strong had grown
It passed the bounds of reason's wise concealing.
Dear love, by all our past of untold gladness,
By every tender word and fond caress
Which filled our lives with such sweet happiness,
Forgive, forget that one brief hour of madness.
Then may you know the highest joy of living,
The godlike peace, the sweetness of forgiving.

E. J. WHEELER.—In answer to "H. A. M.'s" question as to the origin of the expression "Separate the wheat from the chaff," Dryden and Emerson are suggested as its originators. But tracing the expression further back further than Dryden. John the Baptist is quoted in the Gospel According to St. Matthew as saying of the coming Messiah: "He will gather His wheat into the garner, but the chaff He will burn up with fire unquenchable." St. Luke, III., 17, uses practically the same words. The same figure, not carried so far, is found in Malachi, IV., 1, with which book John the Baptist was doubtless familiar.

Mrs. B. F. LONG.—Inclosed find words of old song, "I've Left the Snow-Clad Hills," for which your correspondent, Ella L. Hopkins, makes inquiry:

I've left the snow-clad hills where my
father's cot doth stand,
My own, my dear Delcalia for a stranger land.
I'm but a poor young girl, in my simple peasant guise,
Unskilled in all the arts and wiles that worldlings prize.
I trill my mountain lay whereas'er I chance to roam,
Ah! sweet the song to me, for it takes me back to home.
Oh, there's no place on earth to me like that dear home,
My own sweet home! My own beloved home!

Beside those snow-clad hills where my
father's cot doth stand,
Dwells one to whom I'm plighted to bestow my hand.
But not without a heart would I pledge with word or vow,
And I've no heart to give him, for—he has it now.
That youth he is so noble; that youth, he is so brave,
Ah! sooner than desert him I'd lay me in my grave.
No wonder, then, I'm pining for my home again,
My own sweet home! My own beloved home!

Answers to this appeal were also received from Emelia Mansfield, Suffern, N. Y.; E. J. Seeley, Oswego, N. Y.; "A. G. S.," Cincinnati, Ohio; M. J. Otis, Brooklyn; "S. M. M.," Wallingford, Conn.; Miss E. McGrath, Concord, Mass.; Mrs. Elizabeth A. Stevens, Yonkers, N. Y.; Mrs. C. B. Reed, Auburn, N. Y.; Lucy J. Fry, New York; Mrs. Y. H. Tomlinson, Plainfield, N. J.; "B. T. H." New York; Mrs. W. B. Harte, New York; "S. N. B." Syracuse, N. Y.; Margaret Opperman, Baldwin, L. I.; C. Bingham, New York; Virginia H. C. Martin, Jersey City, N. J., and F. H. R. Poole, New York.

PIERCE BUTLER.—In your issue for June 14 William Hill inquires for the author of the line: "And swart Silenus grudge to leave his goats undrawn." He will find the line in the second scene of Act. II., Shelley's "Prometheus Unbound," where it reads (Cambridge edition, Page 270:) "And thwart Silenus find his goats undrawn."

F. K. M.—In your issue of May 31, under the head of Answers from Readers, one of your correspondents sends in an English version of Mignon's song, in which neither the words, thought, meter, nor mood corresponds in the least to the original. As some of your readers appear to be interested, and as no lover of German literature likes to see so attractive a fragment of it misinterpreted, I venture to inclose a rendering of my own. No claim is made for it further than that it seeks, as far as possible, to reproduce the cadence and mood of the original, while preserving accuracy in translation.

In this little poem Goethe puts into the mouth of Mignon his own longing for that land of sunshine which has left such an indelible impress upon his thought and work.

Know'st thou the land where the pale citron grows,
Where 'mid dark boughs the golden orange glows—
Where perfumed breezes blow 'neath deep blue skies—
The quiet myrtle and proud laurel rise?
Know'st thou that land? There, there, to that bright home
Let me with thee, O my belov'd one, roam!

Know'st thou the manse? On pillars rest its beams—
Each stately hall, each chamber, how it gleams!
And marble statues eye me pityingly—
"What have they done, poor wandering child, to thee?"
Know'st thou the manse? There, there, to that dear home
Let me with thee, O my protector, roam!

Know'st thou the path in cloud-hid mountain peaks?
Through ghostly mists the mule safe footing seeks—
In caverns deep dwell ancient dragon broods—
The rock ledge falls, and o'er it rush the floods!
Know'st thou the path? Oh, home, to that loved home—
There lies our way, there, father, let us roam!

R. B.—In reply to the appeal of "I. C. C. K." in your issue of June 21, would say that the poem asked for is "Sleep," by Ada Louise Martin. The poem follows:

O happy Sleep! that bear'st upon thy breast
The blood-red poppy of enchanting rest,
Draw near me through the stillness of this place
And let thy low breath move across my face,
As faint winds move above a poplar's crest.

The broad suns darken slowly in the west;
The wheeling seabirds call from nest to nest;
Draw near and touch me, leaning out of space,
O happy Sleep!

There is no sorrow hidden or confess'd,
There is no passion uttered or suppress'd,
Thou canst not for a little while efface;
Enfold me in thy mystical embrace,
Thou sovereign gift of God, most sweet, most blest,
O happy Sleep!

The verses are printed in Stevenson's "Home Book of Verse," and the editor of the anthology says that no biographical data concerning the writer of the poem are available. Perhaps some reader may be able to furnish it.

A copy of the verses was also received from W. Paterson Atkinson, Upper Montclair, N. J.

APPEALS TO READERS

FREDERICK S. LINCOLN.—Can any reader help me in finding the words of a song the chorus of which is as follows:

On she came, so lightly, like a bird upon the wing,
Rounding to so nicely, cast her anchor in the ring.
Where's she from and what's her name no one could say,
For they scarcely thought so small a yacht came from America.
Who's the Captain of her—old John Brown.
Where did he come from—New York town.

This referred to the yacht America after capturing the Cup at Cowes. The song was sung by the crews of the Cumberland, Congress, and Roanoke at a reception given them at the Academy of Music in New York just after the fight in Hampton Roads between the Merrimac and Monitor in March, 1862. I, as a junior officer, accompanied the men from the navy yard to and from the Academy.

T. R.—Will some reader kindly give the origin of the following lines and where they may be found:

Not brass or stone,
Those will corrode and some day die,
But love alone
Laughs at decay and soars on high
To fragrant immortality.
Not stone or brass; these perish with the flight of time and pass,
But love endures in every clime,
Eternal as the poet's rhyme.

M. R. H.—Will some reader kindly tell me where the quotation, "Spirits of water, earth, and sky all gather here, where once dwelt one who, like this spring, was sparkling, sweet, and clear," may be found?

E. R. K.—Can any of your readers tell me where I can get a copy of a poem by R. M. Daggett, entitled "My New Year's Guests"?

L. P. C.—Can some reader tell me where to find a poem called "The Rover," the first line of which is, more or less, "I never knew a rover who ever failed to rove, or something of the sort."

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VIEWS OF READERS

Where Is Crusoe's Island?—Spanish Literature

New York Times Review of Books:

I HAVE not read Clifford Howard's article in The Bookman on the site of "Crusoe's Real Island," but, curiously enough, I had just finished my eleventh reading of Defoe's immortal story when I read your REVIEW editorial on the subject. I cannot understand why Mr. Howard or anybody else should argue this point. In "Robinson Crusoe," Daniel Defoe, tiring of dealing with political facts and fancies that on one occasion landed him in jail, wrote a novel—perhaps the first real novel in English literature—and this novel was based upon the adventures of Alexander Selkirk of Largo, Scotland. Selkirk had been practically marooned, after a quarrel with his commander, on Juan Fernandez. He lived there four years and four months, and wild goats figured largely in his menu. He was rescued in 1709 by a certain Capt. Woodes Rogers. He later returned to Scotland, where his tale of life on the island and the straits he was put to in devising means of sustenance and shelter created considerable interest.

From the veritable multitude of detail in Defoe's work one would judge that the hall-mark of first-hand knowledge is here. No doubt Defoe obtained the original or a copy of Selkirk's own rough diary, and that upon this he built his "Robinson Crusoe," expanding the idea of man's ingenuity in supplying his needs, and extending the period of isolation to "eight and twenty years" in order to develop this phase of the matter. At that time—"Robinson Crusoe" was written between Selkirk's return in 1711 and the time of publication, 1719—English authors knew more about the West Indian colonies than they did about Africa. It was natural that Defoe should choose a West Indian island for Crusoe's wreck, inasmuch as here he could safely dabble in limes, lemons, caribs, &c. Yet he was writing a novel based upon Selkirk's adventures on Juan Fernandez, and as the island near the Orinoco is mythical, as so many islands in that region are, in novels, Juan Fernandez is and must remain the original Crusoe island. Surely, the novelist who plans to let his imagination loose has the privilege of shifting his stage setting and the name of his leading character, especially when he proposes to expand a diary and extend a period of four years and four months to twenty-eight years. Defoe, novelist, created, as was his right, a mythical character and a mythical island, but his story was based on a real Crusoe and a real island—the which being Alexander Selkirk and Juan Fernandez.

It seems absurd to claim for Tobago or any of the Little Antilles the honor of being "Crusoe's Real Island," inasmuch as the island existed only in Defoe's head, based upon Selkirk's Pacific fact. Furthermore, whether this is an error of THE REVIEW or of Mr. Howard, the Tobagoans have not got Crusoe's goat, inasmuch as the old he-goat that died in the cave was not Crusoe's pet. It was a stranger that had butted in to die and its glowing eyes scared R. C. almost out of his wits. Incidentally, while Robinson Crusoe is much regarded as a boy's book, an adult perusal of it is a delight for various reasons aside from reviving the sensations of youth. Here is a stylist who wrote, as Dr. Johnson said, "variously and well." Here, also, is a study of how little English colloquial language has changed in the 195 years since the story first saw light.

In 1919 the two-hundredth anniversary of the publication of "Robinson Crusoe" will be with us. Should we not in some way celebrate a novel that has been a best seller for 200 years—and is still going? STEPHEN CHALMERS.

Saranac Lake, N. Y., July 28.

Spanish Literature

New York Times Review of Books:

A recent announcement in your columns that an English translation is soon to appear, by Prof. Caroline B. Bourland, of Ruiz de Alarcon's comedy, "Las Paredes Oyen," brings to mind the rather lamentable fact that here in the United States we have been for years almost ignoring Spanish literature, although after the American-Spanish war there was a noticeable revival of interest in that direction. But I suspect the assertion will be received with scorn that the Spanish short story of today surpasses, in the essential elements of the best short stories, most of the contemporaneous creations in this country. Moreover it is to be remembered that Spain still has that justly renowned novelist, Señora Quiroga, or as she is known to the world, Emilia Pardo Bazán, and there is also Benito Pérez Galdos, now in his seventy-eighth year. He will long live in Spanish literature as the author of the novel, "Doña Perfecta," "La Familia de Leon," "Roch," and of those monumental works of many volumes, "Episodios Nacionales," and dozens of other volumes. He has been a tireless worker, remarkably prolific, of great talent, and richly deserves the fame that has come to him.

It may be of interest to note here that just now all Spain is a good deal concerned about this same celebrated writer, Galdos. The venerable and noted man seems to have fallen on evil days financially and physically; he can no longer write and can scarcely see to read. A few months ago a national subscription in his behalf was opened in Madrid, under the direction of the leading organizations of art and literature in the Spanish capital. Liberal responses, led by the appreciative King Alfonso, are being received, and a recent number of El Imparcial of Madrid announces that over 14,000 pesos have already been subscribed.

Galdos has accomplished great achievements in the world of literature in Spain; and there are many of his volumes that will long stand far to the front in the world's literature.

HIRAM SCHOCH.

Pittsburgh, Penn., July 25.

A Correction

New York Times Review of Books:

THE NEW YORK TIMES REVIEW OF BOOKS of July 19, 1914, contains a review of a certain work entitled "Maximilian, the Dreamer, Holy Roman Emperor." This review is headed "Charles V.'s Father," and makes this announcement:

> Few, perhaps, even of those fairly well acquainted with history, will remember that he was Holy Roman Emperor in the days of Henry VII. and Henry VIII. of England, yet it was through his marriage with a Princess of the House of Spain that his son, Charles V., became ruler of both the empire and Spain. * * *

There must be few, indeed! Charles V. was a grandson, not a son of the Emperor Maximilian. It was not Maximilian, but his son, Philip of Burgundy, who married a Spanish Princess, Joanna, daughter of Ferdinand and Isabella. Charles V. was elected Emperor and did not inherit the title.

EDMONDS PUTNEY.

New York, July 29, 1914.

SMALL FAMILIES

THE SMALL FAMILY SYSTEM—IS IT INJURIOUS OR IMMORAL? By C. V. Drysdale, D. Sc., (London.) With thirteen diagrams of population movements in Great Britain and other countries, and a prefatory note by Dr. Binnie Dunlop. New York: B. W. Huebsch. $1.

To the question which appears in the title of his book Dr. Drysdale answers with an emphatic and unqualified "No," contending it is right and for the good of all concerned that the size of the family shall be determined by the circumstances, financial and other, in which it is placed. To this view Dr. Dunlop gives earnest support in his prefatory note; he believes its adoption by those best qualified to pass judgment on it would immediately result in enormous and unprecedented benefit to humanity. Thus, he declares:

> Poverty would in two or three years' time be banished from this country, (England,) and in a generation or so from the whole world, there would be a rapid improvement in the quality of the race, and the day of the abolition of war would actually be in sight.

Commending the author for the original and admirably scientific manner in which he treats his subject, and for the manifest fairness with which he presents opinions that run counter to his own, Dr. Dunlop says he can wish nothing better for mankind than that Dr. Drysdale's book shall be read by every clergyman, doctor, and open-minded person in England.

HOW TO SING

HOW TO SING. (Meine Gesangskunst). By Lilli Lehmann. Translated from the German by Richard Aldrich. New and revised edition. New York: Macmillan Company. $1.75.

The American edition of Mme. Lilli Lehmann's treatise on the art of song has been a remarkably successful book. Since its publication in 1902 it has had five reprintings from the original plates, and it now appears in an improved form, having undergone a very careful revision. "I have endeavored in this edition," the author remarks, "to forestall misinterpretations and express better what I had to say in the first edition."

No doubt professional singers and teachers of singing will note with approval whatever has been done in the course of the revision to enhance the value of a work they have studied with profit to themselves and others. In the preface to the second edition the author strongly suggests the importance she attaches to lucidity when she says:

> It must not be thought that I lay claim to anything new. But I do lay claim to having translated that which has been often said and misunderstood into the language of the singer who can only guide himself by tone suggestions and learn therefrom.

It goes without saying that the translation to be of the greatest possible use must be thoroughly intelligible, with no part of it left for guesswork.

TWO AMERICAN PLAYS

NOWADAYS: A Contemporaneous Comedy. By George Middleton. Henry Holt & Co.
A FRIEND OF THE PEOPLE. By Theodore Bonnet. Pacific Publication Company. $1.50.

IN "Nowadays" Mr. Middleton has written a very pleasant little play whose characters are feministic without ceasing to be feminine. It is strictly up to date. All the married ladies who are worth their salt insist on being self-supporting, the heroine proposes to the man of her choice and wins him after a fairly stubborn resistance, and the old-fashioned husband, outargued and outgeneraled at all points, is converted to the new order of things. To show that the author is fair-minded, though, and, perhaps, also because there really isn't anything else to do with her, in the end the elder woman firmly declines the invitation of her daughter and prospective son-in-law to accompany them to Paris on their honeymoon and enjoy a career à trois, and returns to the little inland town to be a good grandmother the rest of her days.

The theories propounded in the play are of current, if not of consuming, interest; its situations are reasonably dramatic, yet as a whole it lacks that mysterious something that gets a play "over." Perhaps the trouble is that it is too "reasonably dramatic."

We do not know who Mr. Theodore Bonnet is, except that he is a San Francisco newspaper man, but in "A Friend of the People" he has got hold of a real idea, and by the right end. In the preface the idea is expressed clearly and vigorously:

> Nothing is more remarkable than the seriousness with which our playwrights take our politicians. Every "Battle Bob" is accepted on the basis of his self-appraisement; as he looks to Lincoln Steffens rather than as he impresses George Ade or Peter Finley Dunne. * * *
>
> Think of all the comedy-drama to be found in the doings of the mutual admiration society of which the Pinchots, the Lindseys, the Garfields, the Johnsons, and the Heneys are the shining lights. Outside of the "Pickwick Papers" there is nothing in all fiction half so droll as the endless chain of reciprocal certification of character by which these men inspire confidence in one another.

Unfortunately, Mr. Bonnet has chosen for the medium of his satire a plot so old that the memory of man runneth not to the contrary, and of a melodrama so crude that the play could never hope for anything beyond a Broadway success. Much of the dialogue is clever, with palpable hits at current fads in politics. A reformer says quite seriously, for instance, "The quality of justice has been much improved since the ladies organized the League of Justice. Judges are not so independent as formerly," and the burning questions of the day are attacked, one might say, with a vigorous poker.

People who write may be broadly divided into two classes: those who think life of more importance than literature, and those who regard literature as an end in itself. Mr. Bonnet belongs naturally to the first class, and he has not yet learned the game of the second. We even sense a certain disregard for technical form, if not contempt for it, in him, which is wrong. No man ever succeeds in any line who despises his tools; and in the literary case especially it is "the little more, and how much it is!" But whether Mr. Bonnet ever learns the game or not, he will not be negligible so long as he tells the truth as it is in him, and we shall look for his next book, play, or novel with interest.

The Poultry Yard

In "The Encyclopaedia of the Poultry Yard," Vero Shaw, formerly editor of The Stockkeeper and Kennel Editor of The Field, presents information of value respecting all sorts of barnyard fowls. The author deals intelligently and authoritatively with practically all the problems that are apt to arise in the breeding and management of poultry. There are thirty-two illustrations in the encyclopedia. (E. P. Dutton & Co., $3.)

NEWS OF BOOKS

Early Fall Publications Show Great Variety of Subjects

AMERICAN readers will soon have an opportunity to decide upon the merits and the taste, good or bad, of Mrs. Parnell's account of "Charles Stewart Parnell," which the George H. Doran Company has in train for publication in the early Fall. The book has been the chief literary sensation of London ever since it appeared there last Spring. The author has been bitterly criticised by some of the English newspapers for telling so frankly the story of the love affair that caused Parnell's downfall, while she has been warmly praised by others for speaking the unsparing truth. Mr. Gladstone is one of those who do not come out wholly unscathed by their share in the romance, and the consequent disaster. The book contains a great number of intimate glimpses into Irish and English political affairs. Mrs. Parnell signs herself upon the title page "Katharine O'Shea."

The autobiography of Lilli Lehmann will be published about mid-September by the Putnams under the title, "My Path Through Life." It has been translated from the German by Alice Benedict Seligman. The famous singer unfolds the complete story of her life, devoting a generous measure of attention to her friends and to her rivals upon the operatic stage. A wealth of anecdote accompanies her account of her collaborations with Wagner, her struggles in Berlin, her achievements at all the chief cities of Europe, and her extended tours in America.

A new book by Ellen Key, "The Younger Generation," will be brought out by the Putnams in the latter part of this month. The volume considers the problems with which the world is just now particularly concerned, and which will be likely to find their solution at the hands of those who are now children. The author is especially concerned with the share that mothers can take in the right settlement of these questions by the training of the "younger generation," which is now as wax in their hands.

The John Lane Company is just now publishing the "Second Series" of essays "On Life and Letters" by Anatole France, which it had been its intention to bring out later in the year. The first series has been so successful and the requests for the new volume have been so constant that the company has decided upon this midsummer publication rather than to wait until Autumn.

"The Land Without Music" will be the title of a work in which Oscar Schmitz will repay with interest all the uncomplimentary things English writers have said about Germany. It is his opinion that England has no music, nor, indeed, much culture of any sort, because of the deadening influence of her business, her sport, and her Puritanism. The book will be published in October by Henry Holt & Co.

The Putnams have ready for immediate publication the eleventh volume in the Cambridge History of English Literature, dealing with "The Early Georgian Era." There will be three more volumes of the history and two supplementary volumes of extracts in prose and verse illustrative of the text.

Doubleday, Page & Co. announce that ten volumes of the Seven Seas autographed edition of Rudyard Kipling's works are now in the hands of subscribers. Six more volumes will be ready by December, and the set of twenty-three volumes will be complete by next Spring.

Early next month the Putnams will have ready Guglielmo Ferrero's new work, "Between the Old World and the New," which will bear the sub-title, "A Moral and Philosophical Contrast." The title is explained by the fact that the book is cast in the form of discussions that take place upon a transatlantic liner, evolved, in fact, from a series of actual arguments in which the author took part on board the steamer on his way home from America. Signor Ferrero discusses the conflict that is taking place between the old ideas still surviving in the life of some nations and the aspirations, ambitions, and passions of the new civilization.

"Imperial America," by J. M. Kennedy, which James W. Pott & Co. will publish the middle of September, will deal with the imperialistic development of the United States and her influence on the politics of the world. The modern political life of the country will be described and her relations with Great Britain and other European countries discussed, while several chapters will take up the new conditions consequent upon the opening of the Panama Canal and the relations of the United States with South America.

The Harpers will have ready within a week or two a novel by Basil King, called "The Letter of the Contract." The story is based on three sketches which ran in McClure's Magazine, but these have been rewritten to form a complete novel. This house will have ready early in September, Rex Beach's "The Auction Block," which has been having magazine publication. For once the author turns his back upon far-away and new-made lands, which furnish so inviting an environment for heroic young figures, and tells a story of life in New York, in which an attractive young woman is brought by her grasping parents from a small town to the metropolis in order that they may exploit her in whatever reputable but remunerative way they can make possible.

The Dorans will publish in the early Fall, a story by J. D. Beresford, an English novelist who has won a prominent place in the group of young realistic writers whose works are beginning to attract much attention on both sides of the water. It is called "The House in Demetrius Road," and it tells the story of a chronic drunkard and the gallant fight he wages against his besetting sin. The English reviewers have given it warm praise.

In October, McBride, Nast & Co., will bring out Harry James Forman's new book, "The Captain of his Soul." Mr. Forman has just returned from a trip to England, where he visited W. J. Locke, Algernon Blackwood, George Bernard Shaw, H. G. Wells and Joseph Conrad.

The end of next week will see the first of the Autumn publications of Doubleday, Page & Co. It will be Grace S. Richmond's "Twenty-fourth of June," which tells a love story about a girl who thinks that a certain wealthy and leisurely gentleman of her acquaintance to be a real man ought to be able to earn at least money enough to buy the gasoline he uses in his motor cars. A month later this house will have ready "The Place Beyond the Winds," by Harriet T. Comstock, whose theme is the growth of a human soul through pains and difficulties.

The Devin-Adair Company will have ready this week "The Passing of the Fourteen," by Ransom Sutton, which tells a story of romance and adventure in Mexico in the days when Maximilian's trumpery empire was being overthrown. It is of particular interest just now because its action deals with the power and the methods of the brotherhood of bandits which for two hundred years dominated Mexico and was the chief factor in the driving out of the French. Although the organization wiped itself out of existence its spirit still lives, and has animated Villa and Carranza and their successful armies. Mr. Sutton's novel is said to throw much light upon why their victories have been possible.

Two English novels which Henry Holt & Co. will have ready in the latter part of August are H. Fielding-Hall's "Love's Legend," and W. L. Cribb's "Graylake of Mallerby." The latter is a first novel, whose scene is laid among the shepherds and small farmers in a seaside lowland of Lincolnshire, where the author has been stationed as a Government official for ten years. Mr. Fielding-Hall's story is said to be concerned with the truth about the problems of early married life.

William Caine, the English novelist who came to America for his first visit this last Spring, is so pleased with the country that he and his wife have taken a bungalow on the New England Coast, where they will remain until the publication in the Autumn by the John Lane Company of his new novel, "But She Meant Well," a companion story to his Spring book, "The Irresistible Intruder."

Harper & Brothers will initiate in September a new series dealing with home economics. Its general editor will be Isabelle H. Lord, director of the School of Household Science and Art of Pratt Institute. The first volume will deal with "Cooking" and will be by Jessie A. Condit and Elisabeth A. Long, both of Pratt Institute. It will not be a cook book in the ordinary sense, but will give an exposition of the scientific principles underlying cookery. The second volume, which will also be out in September, will be on "Planning and Furnishing the Home," by Mary J. Quinn of the Pratt Institute faculty. It will give a résumé of the history of house furnishing, explain the general principles upon which it is based, and offer practical directions for furnishing a home artistically and suitably.

George P. Putnam's Sons have ready a third and revised edition of "Practical Nursing," by Anna Caroline Maxwell, Superintendent of the Presbyterian Hospital School of Nursing, and Amy Elizabeth Pope, formerly an instructor in the same institution. The same house will bring out early next month "A Medical Dictionary for Nurses," by Miss Pope.

Late this month the Putnams will bring out a "Field Book of American Trees and Shrubs," by F. Schuyler Mathews, a companion to this author's earlier books, dealing with American wild flowers and birds. The book covers the entire territory of the United States and has a series of maps showing the habitat of the various species.

Problems of Science

An authorised translation by Katharine Royce of a work by Prof. Federigo Enriques of the University of Bologna, which has greatly interested European scientists, is published in a volume entitled "Problems of Science." Prof. Josiah Royce of Harvard University, in an introductory foreword, highly commends Prof. Enriques's work for its large, clear, and calm view of a wide range of perplexing modern problems; he says it presents by far the most thorough and synthetic treatment of the problems of scientific methodology that has appeared in recent years, excepting only that which is to be found in Mers's "History of Thought in the Nineteenth Century." Prof. Royce sees no rivalry between the books of Enriques and Mers; each, he thinks, supplements the other and gives support to it, all the more important because neither author, he judges, could have known about the other's work until his own was substantially complete. (Chicago: Open Court Publishing Company. $2.50.)

Training the Child

A volume entitled "The Education of Karl Witte; or, the Training of the Child," contains a translation by Prof. Leo Wiener of Harvard University of the essential portions of an account of Witte's upbringing, written many years ago by his father, a clergyman in the small German village of Lochau. The elder Witte believed in the early mental training of children, and so operated upon his boy Karl that the lad knew five languages besides his native German when he was nine years old, matriculated at Leipsic University when ten years old, was a Ph. D. at fourteen, a Doctor of Laws and a member of the teaching staff of the University of Berlin at sixteen, a lecturer on jurisprudence at the University of Breslau at twenty-one, a full professor at the same institution at twenty-three. From that time on Witte's learning kept pace with his advancing years, and he died in his eighty-third year renowned for his work as a writer and teacher. H. Addington Bruce, in the course of a very interesting introduction to Prof. Wiener's work, directs attention to several American children who have undergone training much like that to which Witte was subjected; all of them, he says, have developed wonderfully. He is thoroughly convinced that parents should begin to educate their children just as soon as the little ones make their first showings of intelligence. (Thomas Y. Crowell Company. $1.50.)

Exercises for Women

In her book entitled "Exercises for Women" Florence Bolton, formerly director of the Women's Gymnasium at Stanford University, outlines what seems to be an admirable system of physical culture and recommends it for use in the promotion of health and development. In an appendix a scheme of work is prescribed for teachers. The book is intelligently illustrated. (Funk & Wagnalls Company. $1.)

"Moral Leadership"

Ten discourses delivered from his pulpit by the Rev. Leighton Parks, rector of St. Bartholomew's Church, New York, are published in a volume entitled "Moral Leadership and Other Sermons." The publication is designed, Mr. Parks says, to commemorate the completion of ten years of a "happy ministry," and he dedicates it to his congregation as "a memorial of plain speech from a loving heart." (Charles Scribner's Sons.)

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DUFFIELD AND COMPANY
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The New York Times.

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52d St., 48 West. $1,300.
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59th St., 200 West. $1,250-$1,500.
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61st St., 10 West. Pasadena. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
64th St., 1 West. Harperley Hall. $720-$1,400.
Superintendent on premises.
65th St., 138 West. Shropshire. $540-$600.
Samuel H. Martin, 1,974 Broadway.
72d St., 167 West. $720-$900.
Pease & Elliman, Agents, 340 Madison Av.
72d St., 47 West. $660.
Leroy Coventry, 156 West 72d St.
72d St., 156 West. $660.
Leroy Coventry, 156 West 72d St.
72d St., 170 West. $600-$840.
Pease & Elliman, Agents, 340 Madison Av.
75th St., Broadway, 2,128. St. Helene. $600.
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78th St., 101 West. The Evelyn. $660.
F. R. Wood, W. H. Dolson Co., B'way-80th
86th St., 257 West. $900 to $1,000.
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98th St., 220 West. The Borchardt. $660.
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116th St., 610 West. The Westerfield.
Larkin-Thompson R'lty Co., 610 W. 116th.
119th, St. Nich. Av., 182. The Grampion. $450.
Wilcox & Shelton, 2,107 7th Av.
120th St., 434 West. Poinciana. $480-$570.
Bing & Bing, 119 West 40th St.
122d St., 32 West. $360.
Wilcox & Shelton, 2,107 7th Av.
125th, Cl'em't Av., 160. Royal Grand. $360-$378
Fred'k Zittel & Sons, 79th St. & B'way.
127th St., 609 West. Whitestone. $300-$456.
Bing & Bing, 119 West 40th St.
129th St., St. Nich. Av., 580. Garland. $300.
Bing & Bing, 119 West 40th St.
144th St., 560 West. Sylvia Hall. $360.
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153d St., 550 West. Trinity Studios. $480.
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176th to 177th St. & B'way. Studer Court. $360
Superintendent on premises.
180th St., 556 West. Alda. $300.
Knap-Wasson Co., 4,249 Broadway.
181st St., 720 West. Chancellor. $252 to $276
Knap-Wasson Co., 4,249 Broadway.

THREE ROOMS.

Washington Square South, 62. $720-$900.
Payson McL. Merrill Co., 9 E. 44th St.
20th St., 40 West. $1,200.
Miss Alice Hennessey, 40 West 20th St.
27th St., 11 West, (whole floor.) $1,600 year.
Pease & Elliman, 340 Madison Av.
37th St., 44-46 West. $780-$900.
Pease & Elliman. 340 Madison Av.
42d St., 500-512 West. $3.50 to $4.50 weekly.
Model Firep'f Tenement Co., 567 10th Av.
44th St., 5th Av., 543. $700-$800.
Room 205, 71 Nassau St.
46th St., 40 West. $396.
Samuel H. Martin, 1,974 Broadway.
47th St., 112 West. $720-$920.
Payson McL. Merrill Co., Inc., 9 E. 44 St.
55th St., 124 West. $720-$900.
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55th St., 321 West. Stanwood. $750-$870.
Bing & Bing, 119 West 40th St.
55th St., 350 West. Dearborn. $660-$750.
Bing & Bing, 119 West 40th St.
57th St., 140 West. $900-$1,200.
Payson McL. Merrill Co., Inc., 9 E. 44 St.
58th St., 200 W., s. w. cor. 7th Av. $1,250-$1,500. Pease & Elliman, 340 Madison Av.
59th St., 24-28 West. $1,100-$1,500.
Pease & Elliman, Agents, 340 Madison Av.
59th St., 116 West. $2,000.
Pease & Elliman, Agents, 340 Madison Av.
60th St., 24 West. Milton. $360.
V. K. Bracher, 2,010 Broadway.
60th St., 145 West. $132-$144.
Samuel H. Martin, 1,974 Broadway.
60th St., 147 West. $144.
Samuel H. Martin, 1,974 Broadway.
61st St., 10 West. Pasadena. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
61st St., Columbus Av., 29-33. Colonial. $360.
Samuel H. Martin, 1,974 Broadway.
64th St., 1 West. Harperley Hall. $1,300.
Superintendent on premises.
71st St., 235 West. The Lucania. $850-$1,200.
Paterno Brothers, Inc., 601 West 115th St.
72d St., 47 West. $900.
Leroy Coventry, 156 West 72d St.
72d St., 156 West. $900.
Leroy Coventry, 156 West 72d St.
75th St., Broadway, 2,128. St. Helene. $900.
M. H. Gaillard & Co., 2,299 Broadway.
72d St., 170 West. $840-$960.
Pease & Elliman, Agents, 340 Madison Av.
72d St., 365 West. The Luxonia. $1,100.
Paterno Bros., Inc., 601 West 115th St.
78th St., 101 West. The Evelyn. $780.
F. R. Wood, W. H. Dolson Co., B'way-80th
78th St., 229 West. The Sanford. $1,100.
Paterno Bros., Inc., 601 West 115th St.
78th, 356 W., s.w.cor.B'wy. Curlew. $600-$720.
Calder, Nassoit & Lanning, 105th & Bwy.
79th St., 290 West. The Rexford. $1,100.
Paterno Bros., Inc., 601 West 115th St.
79th St., 127 West. $900-$1,300.
Bing & Bing, 119 West 40th St.
80th St., 315 West. $780-$900.
Mark Rafalsky & Co., 527 5th Av.
80th St., 315 West. Holland Court. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
98th St., 220 West. The Borchardt. $1,020.
Joseph N. Escobal, 220 West 98th St.
99th St., 250 West. Strand View. $660-$720.
Bing & Bing, 119 West 40th St.
103d, 205-209 W. El Casco Court. $410-$450.
George Schwegler, 3,507 Broadway.
109th, 229 W. Prince Monaco. $540-$600.
Thomas J. O'Reilly, Broadway and 109th.
110th St., 225 West. Dawson Arms. $500.
S. D. Davis, 181 East 23d St.
110 St., Cath. P'y., 100. Cath. Plaza. $480 up.
Cathedral Realty Co., 100 Cathedral P'y.
111th St., 518 West. Trinity Court. $600.
S. D. Davis, 181 East 23d St.
111th St., 528 West. The Ramona. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
114th St., 609 West. Heathcote Hall. $780.
F. R. Wood, W. H. Dolson Co., B'way-80th
116th St., Riverside D., 440. Paterno. $750.
Durham Realty Co., 200 5th Av.
116th St., 610 West. The Westerfield.
Larkin-Thompson R'lty Co., 610 W. 116th.
118th St., 414 West. The Summitt. $410.
G. Schwegler, 3,507 Broadway.
119th, St. N. Av., 182d. The Crampion. $720.
Wilcox & Shelton, 2,107 7th Av.
120th St., 434 West. Poinciana. $570-$690.
Bing & Bing, 119 West 40th St.
121st, 414 W., M'side Dr. Carolyn Ct. $440-$504
Calder, Nassoit & Lanning, Bwy. & 105th.
123d St., B'way, 3,099-3,101. Haselton Ct. $360.
F. R. Wood, W. H. Dolson Co., B'way-80th
125th, Claremont Av. Royal Grand $420-$480.
Fredk. Zittel & Sons, 79th St. & Bway.
127th St., 609 West, Whitestone. $420-$570.
Bing & Bing, 119 West 40th St.
128th St., 411 West. $300-$336.
Lawrence Holding Co., 29 Convent Av.
129th St., Convent Av., 25. $276-$300.
Lawrence Holding Co., 29 Convent Av.
129th, St. Nicholas Av., 580. Garland.
Bing & Bing, 119 West 40th St.
130th St., 501 West, College View. $276.
F. R. Wood, W. H. Dolson Co., B'way-80th
142d St., cor. Broadway. Sarsfield. $600.
Durham Realty Co., 200 5th Ave.
142d St., St.Nich's Av., 660. The Kenesaw. $276.
F. R. Wood, W. H. Dolson Co., B'way-80th
148th St., 400 West. $300.
Moore, Schutte & Co., 1,685 Amster. Av.
150th, Edgec'b Av. 365. Hartridge. $240-$252.
Nehring Co., 1,278 St. Nicholas Av.
150th, Edgecombe Av. Hartridge. $252.
Nehring Co., 1,278 St. Nicholas Av.
150th, Riv's'de Dr., 600. The Imperator. $660.
Bert G. Faulhaber & Co., B'way & 156th.
151st St., 601 West. Washington Irving. $480.
F. R. Wood, W. H. Dolson Co., B'way-80th
152d, 542 West. $348.
Bert G. Faulhaber, B'way & 156th.
153d St., 550 West. Trinity Studios. $660.
L. J. Phillips & Co., 3,787 Broadway.
156th, 601 W., cor. Bwy. Hispania Hall. $432
Bert G. Faulhaber & Co., B'way & 156th.
158th St., 478 West. Morris. $336.
Norman Denzer, 3,816 B'way, 159th St.
158th, 536 West. The Darlington. $360.
Bert G. Faulhaber, Broadway and
158th St., 550 West. Bismarck Court. $390.
Porter & Co., 159 West 125th St.
160th St., 560 West. Chesknoll. $360.
Everett M. Seixas Co., 507 5th Av.
160th, Ft. Wash. Av., 38. The Plymouth. $420.
Bert G. Faulhaber & Co., B'way & 156th.
162d St., 543 West. Lydia Court. $312-$360.
Berlin Renting Agency, 3,883 Broadway.
163d St., 600 West. Balmoral Court. $420.
F. R. Wood, W. H. Dolson Co., B'way-80th
164th St., 601 West. Wilton Apts. $400-$450.
Schindler & Liebler, 3,929 B'wy, nr. 165th
165th St., Audubon Av., 26. $192-$264.
Knap & Wasson Co., 4,249 Broadway.
173d St., Audubon Av., 171. $300.
Nehring Co., 1,278 St. Nicholas Ave.
173d St., Audubon Av., 155. Dawson. $324.
Norman Denzer, 3,816 Broadway.
176th St. & Amst. Av. The Bolton. $252.
L. J. Phillips & Co., 3,787 Broadway.
176th, St. Nicholas Av. Studer C't. $300-$390.
Nehring Co., 1,278 St. Nicholas Av.
177th St., 590 W. Strat'd-Avon Hall. $336-$360.
Nehring Co., 1,278 St. Nicholas Ave.
177th St., 579 West. $276-$336.
Nehring Co., 1,278 St. Nicholas Av.
177th, 590 W. Stratford-Avon Hall. $336-$340.
Nehring Co., 1,278 St. Nicholas Av.
177th St., 587 West. $336.
Nehring Co., 1,278 St. Nicholas Av.
179th, 50-60 Northern Av. Hud. Cham. $324.
Bert G. Faulhaber & Co., B'way & 156th.
179th St., 700 West. $432.
Chas. P. L. Huston Co., 15 East 40th St.
180th St., 556 West. Alda. $336-$360.
Knap & Wasson Co., 4,249 Broadway.
181st St., 720 West. Chancellor. $432-$460.
Knap-Wasson Co., 4,249 Broadway.
187th St., 600 West. St. Cyr. $324.
Norman Denzer, 3,816 B'way, 159th St.
225th St., Marble Hill Av. Marble H.Apts. $300.
F. R. Wood, W. H. Dolson Co., B'way-80th

FOUR ROOMS.

6th St., 62 Washington Sq. South. $1,000.
Payson McL. Merrill Co., Inc., 9 E. 44th
8th St., St. Mark's Place, 94. $1,600-$1,800.
F. R. Wood, W. H. Dolson Co., B'way-80th
10th St., 60 West. $540-$660.
F. R. Wood, W. H. Dolson Co., B'way-80th
11th St., 33 West. Wellsbourne. $750-$900.
Pease & Elliman. 340 Madison Av.
54th, 162 W., cor. 7th Av. Oregon. $1200-$1320
Slawson & Hobbs, 162 West 72d St.
55th St., 124 West. $1,000-$1,320.
George Backer Const. Co., 56 W. 45th St.
55th St., 321 West. Stanwood. $960-$1,080.
Bing & Bing, 119 West 40th St.
55th St., 350 West. Dearborn. $840-$960.
Bing & Bing, 119 West 40th St.
58th St., 200 West. $1,360-$1,650.
Pease & Elliman, Agents, 340 Madison Av.
59th St., 24-28 West. $1,700.
Pease & Elliman, Agents, 340 Madison Av
61st St., 10 West. Pasadena. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th
69th St., 12 West. $1,400.
Bing & Bing, 119 West 40th St.
71st St., 235 West. The Lucania. $1,600-$1,800.
Paterno Bros., Inc., 601 West 115th St.
72d St., 365 West. The Luxonia. $1,050-$1,300.
Paterno Bros., Inc., 601 West 115th St.
79th St., 127 West. $1,140-$1,440.
Bing & Bing, 119 West 40th St.
82d St., Columbus Av., 464. $252-$336.
F. R. Wood, W. H. Dolson Co., B'wy-80th
83d St., 165 West. $780 per annum.
Slawson & Hobbs, 162 West 72d St.
85th St., 1 West. Rossleigh Court. $1,200.
F. R. Wood, W. H. Dolson Co., B'way-80th
85th St., 252 West. $900.
Mark Rafalsky & Co., 527 5th Av.
87th, 166-168 W. La Jacquetta. $900 per an.
Slawson & Hobbs, 162 West 72d St.
87th St., 303 West. $1,200-$1,300.
Electus T. Backus, 2,309 Broadway.
92d St., West E. Av., 645, Hulsworth. [illegible]
Slawson & Hobbs, 162 West 72d St.
93d St., 42 West. Norman. $800.
F. R. Wood, W. H. Dolson Co., B'way-80th
95th St., 150 West. Suzzara Court. $900.
Electus T. Backus, 2,309 Broadway.
97th St., 315 West. $780.
Earle & Calhoun, B'way & 72d St.
98th St., W. E. Av., 782. $1,100-$1,300.
Slawson & Hobbs, 162 West 72d St.
99th, 317 W. The Emahrel. $720-$840 per an.
Slawson & Hobbs, 162 West 72d St.
102d St., 330 West. Rockledge Hall. $840-$900.
Calder, Nassoit & Lanning, B'way & 105th.
103d St., 205-209 W. El Casco C't. [illegible]
G. Schwegler, 3,507 Broadway.
104th, W. End Av., 806. The Mentone. $1,000.
Paterno Bros., Inc., 601 West 115th St.
104th St., 159 West. Putnam Court. [illegible]
Slawson & Hobbs, 162 West 72d St.
106th, 150-152 West. [illegible]
Superintendent on premises.
106th St., 232 West. Raymore Court. $600.
Berlin Renting Agency, 3,883 Broadway.
108th St., 3 West, near C. P. W. $420-$480.
Slawson & Hobbs, 162 West 72d St.
108th St., 7 West. $360-$420.
Thomas J. O'Reilly, B'way and 109th St.
109th St., 229 West. Prince Monaco. $660.
Thos. J. O'Reilly, B'way & 109th St.
109th St. 142-144 West. Thatford. $252-$276.
Berlin Renting Agency, 141 East 17th St.
109th St., 242 West. $25-$30 monthly.
Slawson & Hobbs, 162 West 72d St.
110th St., 509 West. $750.
Earle & Calhoun, B'way & 72d St.
110th St., 527 West. Britannica. $900.
Mark Rafalsky & Co., 527 5th Av.
110th St., 214 Cathedral Parkway. $840-$900.
Paterno Inv. Corp., 214 Cathedral P'kway.
110th St., Cathedral Parkway, 100. $300 up.
Cathedral Realty Co., 100 Cathedral P'y
114th St., 609 West. Heathcote Hall. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
111th St., 532 West. Charlemagne. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
111th St., 605 West. The Markenfield. $6,000.
Leroy Coventry, 156 West 72d St.
113th St., 511-517 West. Michigan. $540-$660.
M. Raymond, on premises.
114th St, Amsterdam Av., 1,105. $396.
Duff & Conger, Madison Av., cor. 56th St.
114th St., 232 West. $300.
Everett M. Seixas Co., 507 5th Av.
115th St., 115 West. $192-$240.
Louis Schlechter, 217 West 110th St.
115th St., 601 West. The Regnor. $800-$1,000.
Paterno Bros., Inc., 601 West 115th St.
116th, Cl'm't Av., 21. The Sophomore. $600-$840.
Paterno Bros., Inc., 601 West 115th St.
116th, Cl'm't Av., 39-41. The Campus. $750-$900.
Paterno Bros., Inc., 601 West 115th St.
116th St., River. D., 440. Paterno. $750-$780.
Durham Realty Co., 200 5th Av.
116th St., Riverside D., 450. $660.
Chas. P. L. Huston Co., 15 East 40th St.
116th St., 120-126 West. Margaret. $390.
Porter & Co., 159 West 125th St.
116th St., River'de D., 440. Paterno. $750-$780.
Durham Realty Co., 200 5th Ave.
117th St., 368 West. $360.
H. C. Coleman, 40 Morningside Av.
118th St., Morningside Av., 40. $480-$540.
H. C. Coleman, 40 Morningside Av.
119th St., Morningside Av., 50. $480-$540.
H. C. Coleman, 50 Morningside Av.
120th St., Morningside Drive, 90. $630.
Slawson & Hobbs, 162 West 72d St.
120th St., 434 West. Poinciana. $780-$900.
Bing & Bing, 119 West 40th St.
121st St., 414 West. $480-$570.
Calder, Nassoit & Lanning. 2,734 B'way.
121st St., 7th Av., 2,061. Larchmont. $360.
I. Willis, 125 West 116th St.
122d St., 114 Morningside Dr. The Circle, $480
W. W. Skinner, 2 West 45th St.
123d St., Broadway, 3,301-5. $252-$300.
Schindler & Liebler, 3,929 Broadway.
123d St., Morningside Av., 96. Rodna. $450.
Porter & Co., 159 West 125th St.
123d St., 201 West. $360.
Robert Levers, 376 Lenox Av.
124th St., 942 West. Florentine. $360-$420.
Louis Schlechter, 217 West 110th St.
125th, 100 Clarem't Av. Royal Grand. $530-$600
Frederick Zittel & Sons, 79th St. & B'way.
126th St., 175 Claremont Av. Fair V. Ct. $420
Slawson & Hobbs, 162 West 72d St.
127th St., Riv. Dr., 526. Ulysses Court. $540.
I. Willis, 125 West 116th St.
128th St., 411 West. $420.
Lawrence Holding Co., 29 Convent Av.
129th St., Convent Av., 21. $360-$408.
Lawrence Holding Co., 29 Convent Av.
129th St., Convent Av., 35. $300-$384.
Lawrence Holding Co., 29 Convent Av.
129th St., 115 West. Theresa. $384.
Robert Levers, 376 Lenox Av.
129th St., 420 West. $360-$384.
H. Ufland, 29 Convent Av.
129th, 41 St. Nich. Ter. Ter. View. $450-$540.
Manager on premises.
135th St., Riv. Dr., 575. West Pt. Court. $600.
Thomas J. O'Reilly, B'way and 109th St.
135th St., 506 West. The Terrace. $276.
Bert G. Faulhaber, B'way and 156th St.
135th St., 634 West. Annapolis Court. $45 m.
S. E. Osserman, 30 Broad St.
136th, 587 Riverside Dr. Beaconsfield. $540.
E. A. Levy, 505 5th Av
139th St., St. Nicholas Av., 580. $480-$540.
Bing & Bing, 119 West 40th St.
139th St., 640 West. Linthgow. $450-$540.
Calder, Nassoit & Lanning, B'way & 105th
139th St., 501 West. College View. $38.
F. R. Wood, W. H. Dolson Co., B'wy-144th
141st St., 221 West. The Manitou. $312 up.
Superintendent on premises.
141st St., 503 West. $300-$336.
Knap & Wasson Co., 4,249 Broadway.
141st St., 610 West. Wiltshire. $600.
Fred'k Zittel & Sons, 2,211 B'way, (79th.)
141st St., 617 West. Thomas Jefferson. $600.
Fred'k Zittel & Sons, 2,211 B'way, (79th.)
142d St., 538 West. Saguenay. $420.
F. R. Wood, W. H. Dolson Co., B'way-80th
142d St., St.Nich's Av., 660. The Kenesaw. $312.
F. R. Wood, W. H. Dolson Co., B'way-80th
142d St., cor. B'way. Sarsfield. $500-$600.
Durham Realty Co., 200 5th Ave.
143d St., B'way, 3,305. Greyloch. $600.
G. Schwegler, 3,507 Broadway.
143d St., B'way, 3,505. Greyloch D'l'gs. $600.
G. Schwegler, 3,507 Broadway.
144th St., B'way, s. w. cor. Dallas C't. $510.
F. R. Wood, W. H. Dolson Co., B'way-80th
144th St., 606 West St. Rita. $336-$360.
Knap & Wasson Co., 4,249 Broadway.
145th St., 135 West. $216.
Bert G. Faulhaber, Broadway and 156th.
145th St., 434 West. $420.
Derschuch & Co., Agents, 150 Broadway.
146th St., Convent Av., 102-104. $372-$408.
Robinson & Brown, 14 Wall St.
146th St., St. Nicholas Av., 723. $480-$540.
Pease & Elliman, 340 Madison Av.
147th St., 547-553 West. Buck'ham Pal. $480.
Superintendent on premises.
148th St., 400 West. $480.
Moore & Schutte Co., 1,685 Amsterdam Av.
148th, Riverside Drive, 708. Picken Ct. $720.
Calder, Nassoit & Lanning, B'way, 105th.
150th St., cor. B'way. Southold. $420-$600.
Superintendent on premises.
150th St., Edgecombe Av., 369. $276.
Nehring Co., 1,278 St. Nicholas Av.
151st St., cor. B'way. Northold. $420-$600.
Superintendent on premises.
151st St., 601 West. Washington Irving. $480.
F.R.Wood, W.H.Dolson Co., B'way, 144th.
152d, 401 W. cor. St. Nicholas Av. $456.
Bert G. Faulhaber & Co., Bway & 156th.
153d, St. Nich. Pl., 52-54. De Maran Ct. $408.
Bert G. Faulhaber, Bway & 156th St.
153d St., 445 West. Kinghaven. $480-$540.
Berlin Renting Agency, 3,883 Broadway.
153d St., 449 West. Heathfield. $480.
Knap & Wasson Co., 4,249 Broadway.
155th St., Riverside, 780. Vauxhall. $700.
Bert G. Faulhaber & Co., Bway & 156th.
156th, 601 W., cor Bwy, Hispania Hall. $500.
Bert G. Faulhaber & Co., Bwy & 156th.
158th St., 474 West. Roger. $396.
Norman Denzer, 3,816 Broadway, at 159th.
158th St., 540 West. The Blanche. $336.
Bert G. Faulhaber & Co., Bwy & 156th.
158th, 600 West. The Lafayette. $600.
Bert G. Faulhaber & Co., Bwy & 156th.
158th St., St.Nich.Av., 961. Frank. Hall. $420.
F. R. Wood, W. H. Dolson Co., B'way-80th
160th, Audubon Av., 36. $252-$312.
Knap & Wasson Co., 4,249 Broadway.
160th., Bway, 3,810. Knowlton Ct. $480.
Norman Denzer, 3,816 Broadway.
160th, Ft. Wash. Av., 9. The Ft. Wash. $312.
Bert G. Faulhaber & Co., Bwy & 156th.
160th St., 550 West. The Lincoln. $216.
Bert G. Faulhaber & Co., Bwy & 156th.
160th St., 555 West. Crystal Court. $450.
Norman Denzer, 3,816 Broadway.
160 St. Ft. Wash. Av., 35. Day. C. $540-$600.
Schindler & Liebler, 3,929 Broadway.
160th, Ft. Wash. Av., 38. The Plymouth. $504.
Bert G. Faulhaber & Co., Bway & 156th.
161st St., Ft. Washington Av., 65. $600.
Berlin Renting Agency, 3,883 Broadway.
162d St, 535 West. Waldeck. $336.
Norman Denzer, 3,816 B'way, at 159th St.
162d St., 543 West. Lydia Court. $420-$480.
Berlin Renting Agency, 3,883 Broadway.
162d, 615 West. Yorktown Court. $540.
L. J. Phillips & Co., Agts., 3,787 Bway.
162d St., cor. B'way. Newcastle. $540-$576.
Berlin Renting Agency, 3,883 Broadway.
162d St., cor. Ft. Wash. Av. Chesburne. $600.
Berlin Renting Agency, 3,883 Broadway.
163d St., B'way, 3,876. The Alfredo. $480.
F. R. Wood, W. H. Dolson Co., B'way-80th
163d St., 600 West. Balmoral Court. $480.
F. R. Wood, W. H. Dolson Co., B'way-80th
163d St., cor. Broadway. St. Ermius. $450.
Berlin Renting Agency, 3,883 Broadway.
164th, 558 West. The Sherwood. $384.
Bert G. Faulhaber & Co., Bway & 156th.
164th, 601 West. Wilton Apts. $480-$576.
Schindler & Liebler, 3,929 Broadway.
164th St., B'way, 3,915. Richmond Court. $510.
F. R. Wood, W. H. Dolson Co., B'way-80th
165th St., St. Nich. Av., 1,090. Stockton. $420.
F. R. Wood, W. H. Dolson Co., B'way-80th
165th, 540 West. Abercrombie. $408.
Nehring Co., 1,278 St. Nicholas Av.
170th St., 705 West. The Exeter. $372-$480.
Thomas J. O'Reilly, B'way and 109th St.
172d, Audubon Av., 145. Morrison. $450.
Norman Denzer, 3,816 Broadway.
173d, Audubon Av., 155. Dawson. $480.
Norman Denzer, 3,816 Broadway.
174th, 590 W., Stratford-Avon Hall. $420-$480.
Nehring Co., 1,278 St. Nicholas Av.
175th St., 500 West. Rutherford. $360-$420.
Louis Schlechter, 218 West 110th St.
176th, Wadsworth Av., 11. Premier. $300-$324.
Knap & Wasson Co., 4,249 Broadway.
176th to 177th St., Bwy, Studor Ct. $480-$540.
Superintendent on premises.
176th, Audubon Av., 220. Edna Ct. $360.
Bert G. Faulhaber & Co., B'y and 156th.
176th, St. Nich. Av., 1,290. Studer Ct. $420-$480.
Nehring Company, 1,278 St. Nicholas Av.
177th St., 501 West. Blenheim Court. $40.
Superintendent on premises.
177th St., 583 West. $384.
Nehring Company, 1,278 St. Nicholas Av.
177th St., 650 West. $324-$384.
Knap & Wasson Co., 4,249 Broadway.
177th St., 717 W. The Rotherwood. $420-$480.
Knap & Wasson Co., 4,249 Broadway.
177th, Ft. Wash. Av., 285. Annadale. $504-$540.
Knap & Wasson Co., 4,249 Broadway.
177th, Wadsworth Av., 82. $312-$336.
Knap & Wasson Co., 4,249 Broadway.
178th, Audubon Av., 248. Jeanette Ct. $336.
Bert G. Faulhaber & Co., B'y and 156th.
178th St., 501 W. St. Thomas. $360 to $432.
Knap & Wasson, 4,249 Broadway.
178th St., 718 W. Inglewood. $432-$480.
Knap & Wasson, 4,249 Broadway.
178th, 395 Ft. Wash. Av. Bellecourt. $480-$504
Knap & Wasson Co., 4,249 Broadway.
179th, 507 West. $23 monthly.
Wessiau Brothers, 511 West 181st St.
179th St., 542 West. $390.
Bert G. Faulhaber & Co., Bwy & 156th.
179th St., 529 West. Tennyson. $312-$396.
Knap & Wasson Co., 4,249 Broadway.
179th St., 701 West. Heatherdell Ct. $456-$504.
Knap & Wasson Co., 4,249 Broadway.
179th St., 714 West. Colonial. $336-$408.
Knap & Wasson Co., 4,249 Broadway.
179th St., 635 West. Hudson Chambers. $360.
Bert G. Faulhaber & Co., Bwy & 156th.
179th, 539 West. Marie. $348-$384.
Knap & Wasson Co., 4,249 Broadway.
179th St., 830 West. The Palo Alto. $420.
Bert G. Faulhaber & Co., Bwy & 156th.
179th, 50-60 Northn. Av. Hudson Chamb. $384.
Bert G. Faulhaber & Co., Bwy & 156th.
180th St., 556 West. Alda. $396-$432.
Knap & Wasson Co., 4,249 Broadway.
180th St., 361 West. The Fort Tryon. $384.
J. E. Whitaker, 2,108 Broadway, at 74th.
180th, 660 W., cor. B'way. Swampscott. $420.
Bert G. Faulhaber & Co., Bwy & 156th.
180th St., 661 West. Brockton. $480-$600.
Knap & Wasson Co., 4,249 Broadway.
180th St., 700 West. Ravenwood. $444-$480.
Knap & Wasson Co., 4,249 Broadway.
180th St., 716 West. Stanleigh. $360-$384.
Knap & Wasson Co., 4,249 Broadway.
180th St., 719 West. Tilbury Court. $432-$480.
Knap & Wasson Co., 4,249 Broadway.
180th St., 720 West. Ardsleigh. $360.
F. R. Wood, W. H. Dolson Co., B'way-80th
180th St., 804 West. $480.
Pease & Elliman, 340 Madison Av.
180th St., 820 West. The Altoria. $420.
Bert G. Faulhaber & Co., Bwy & 156th.
180th St., 870 W. Hudson Chambers. $360.
Bert G. Faulhaber & Co., Bwy & 156th.
180th St., 4,241 B'way. Haven Court. $456.
Slawson & Hobbs, 162 West 72d St.
180th, Haven Av., 208-210. Janet. $348-$384.
Knap & Wasson Co., 4,249 Broadway.
180th, Pinehurst Av., 48. San Leandro. $384.
Bert G. Faulhaber & Co., Bwy & 156th.
181st St., 605 West. Clareda. $420.
Nehring Company, 1,278 St. Nicholas Av.
181st St., 714 West. De Koven. $450-$494.
Knap & Wasson Co., 4,249 Broadway.
181st, Pinehurst Av., 90. Warrington H. $480.
McDowell & McMahon, 1,420 St. N. Av.
181st St., 720 West. Chancellor. $432-$480.
Knap & Wasson Co., 4,249 Broadway.
184th St., 524 West. Andover. $420.
Knap & Wasson Co., 4,249 Broadway.
184th St., 560 West. The Jonedra. $360.
Bert G. Faulhaber & Co., B'way & 156th.
187th St., 600 West. St. Cyr. $384.
Norman Denzer, 3,816 B'way, at 159th St.
187th St., 618 West. Crest View. $384.
Norman Denzer, 3,816 B'way, at 159th St.
188th St., St. Nich. Av., 1,533. Belfort. $384.
Norman Denzer, 3,816 B'way, at 159th St.
191st, cor. St. Nich. Bonny Castle. $396.
McDowell & McMahon, 1,420 St. Nicholas.
192d, cor. St. Nich. Highland Court. $396.
McDowell & McMahon, 1,420 St. Nicholas.
192d, Wadsworth Av., 374. Strathcona. $480.
Knap & Wasson Co., 4,249 Broadway.
225th St., Marble Hill Av. Marble Hill Ap. $420
F. R. Wood, W. H. Dolson Co., B'way-80th

FIVE ROOMS.

15th St., 330 West. $50.
Duross Co., 155 West 14th St.
19th St., 274 West. $540-$600.
Pease & Elliman, Agents, 340 Madison Av.
27th St., 361 West. Albemarle. $480-$540.
Manager on premises.
52d St., 206 West. The Newport. $600-$700.
Wm. A. White & Sons, 62 Cedar St.
54th St., 162 West. Oregon. $1,300-$1,400.
Slawson & Hobbs, 162 West 72d St.
55th St., 124 West. $1,320-$1,500.
George Backer Const. Co., 56 W. 45th St.
56th St., 327 West. $600.
H. M. Pope, 327 West 56th St.
58th St., 200 West. $1,800-$2,500.
Pease & Elliman, Agents, 340 Madison Av.
59th St., 24-28 West. $2,500.
Pease & Elliman, Agents, 340 Madison Av.
61st St., 10 West. Pasadena. $1,200.
F. R. Wood, W. H. Dolson Co., B'way-80th
71st St., 171 West. Derilton. $1,600.
F. R. Wood, W. H. Dolson Co., B'way-80th
71st St., 235 W. The Lucania. $1,400-$1,800.
Paterno Bros., Inc., 601 West 115th St.
72d St., 260 West. $1,400.
Earle & Calhoun, B'way and 72d St.
72d St., 365 West. The Luxonia. $1,400-$1,600.
Paterno Bros., Inc., 601 West 115th St.
78th St., 229 W. The Sanford. $1,150-$1,400.
Paterno Bros., Inc., 601 West 115th St.

MANHATTAN—WEST SIDE.

FIVE ROOMS.

79th St., 220 W. The Rexford. $1,150-$1,500.
Paterno Bros., Inc., 901 West 115th St.
79th St., 502-506 West. Orienta. $780.
Manager on premises.
80th St., 210 West. Roycroft. $650-$780.
I. Willis, 125 West 110th St.
80th St., 225 West. The Hadrian. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
81st St., 158 West. The Wesley. $1,000.
Slawson & Hobbs, 162 West 72d St.
83d St., Amsterdam Av., 462. $240.
M. H. Gaillard & Co., 2290 B'way.
83d St., 165 West. $780-$900.
Slawson & Hobbs, 162 West 72d St.
85th St., 1 West. Rosaleigh Court. $1,500.
F. R. Wood, W. H. Dolson Co., B'way-80th
85th St., 232 West. $1,000-$1,250.
Mark Rafalsky & Co., 527 5th Av.
85th St., 358 West. The Lancashire $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
87th St., Cl. P'k West. 255. Cascade. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th
87th St., 302 West. $1,000.
Electus T. Backus, 2,809 Broadway.
87th, 166-168 W. La Jacquetta. $1,100-$1,200.
Slawson & Hobbs, 162 West 72d St.
87th St., 144 West. The Roxana. $1,000.
Princeton Const. Co., 30 East 42d St.
87th St., 152 West. The Uranis. $1,000.
Princeton Const. Co., 30 East 42d St.
88th, 231 West, Broadway. Admaston. $1,200.
Morewood Realty Holding Co., 71 Bway.
89th, 267 W. W. E. Av. Runola. $1,100-$1,200.
Fredk. Zittel & Sons, 2,211 B'way., 79th.
89th St., 315 West. $1,100.
Mark Rafalsky, 527 5th Av.
90th St., Ct. P'k West., 300. El Dorado. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
92d St., 304 West, near West End Av. $1,200.
Slawson & Hobbs, 162 West 72d St.
92d St., 214 West. St. James. $700-$900.
Lewis B. Preston, Inc., 165 Broadway.
92d St., W. End Av., 645. Halsworth. $1,100.
Slawson & Hobbs, 162 West 72d St.
93d St., Amsterdam Av., 683. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
93d, 309 W. Albert Court. $45-$50 monthly.
De Peyster Realty Co., 92 Pine St.
96th St., 150 West. Sussans Court. $1,150.
Electus T. Backus, 2,309 Broadway.
96th St., 206 West. Camden. $600-$720.
Vam K. Bracher, 2,010 Broadway.
96th St., 536 West. West Point. $510-$600.
Superintendent on premises.
98th St., Amsterdam, Av., 724. $22 monthly.
Slawson & Hobbs, 162 West 72d St.
98th., 310 W., nr. W.E.Av. Mathilda Ct. $900.
Slawson & Hobbs, 162 West 72d St.
97th St., 226 West. Stuart Arms. $1,100.
Jos. N. Escobal, 220 West 98th St.
97th St., 229 West. Powellton. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
97th St., 315 West. $780.
Earle & Calhoun, B'way & 72d St.
98th, 220 West. The Borchardt. $1,200-$1,400.
Jos. N. Escobal, 220 West 98th St.
98th St., West End Av., 782. $1,200-$1,500.
Slawson & Hobbs, 162 West 72d St.
90th, cor. River, Dr. Glen Cairn. $1,000.
Berlin Renting Agency, 3,883 Broadway.
101st St., 229 West. Darlington. $780-$900.
Firm L. J. Carpenter, 25 Liberty St.
101st, West End Av., 830. Creston. $780.
Goodale, Perry & Dwight, 1,133 B'way.
102d St., s. cor. C. P. W. The Braender. $720
F. R. Wood, W. H. Dolson Co., B'way-80th
103d St., 205-209 West. El Casco Court. $620.
Gl. Schwegler, 2,507 Broadway.
103d St., 324 West. The Clearfield. $1,200.
Gibbs & Kirby, Broadway and 103d St.
104th, W. E. Av., 895. Mentone. $1,100-$1,500.
Paterno Bros., Inc., 901 West 115th St.
104th, 150 West. Putnam Court. $540-$600.
Slawson & Hobbs, 162 West 72d St.
106th St., 150-152 West. $720.
Superintendent on premises.
106th, 233 West. Raymore Court. $780.
Berlin Renting Agency, 3,883 B'way.
107th, 203 West. $600.
N. B. Hall & W. D. Bloodgood, 542 5th Av.
107th St., 210-220-230 West. Ivy Courts. $600.
Manager on premises.
108th St., 215 West. $300-$420.
Louis Schlechter, 217 West 110th St.
108th St., 428 West. $360-$420.
Louis Schlechter, 217 West 110th St.
106th St., 7 West. $456-$540.
Thomas J. O'Reilly, B'way and 109th St.
109th St., 242 West, near Broadway. $456.
Slawson & Hobbs, 162 West 72d St.
109th St., 229 W. Prince Monaco. $750-$840.
Paterno Bros., Inc., 901 West 115th St.
109th St., 201 West. $300.
Robert Levers, 376 Lenox Av.
123d St., 529 West. $312 to $336.
M. H. Gaillard & Co., 2,290 B'way.
123d St., B'way, 3,050-3,101. Hamilton Ct. $540.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
124th St., 942 West. Florentine. $420-$480.
Louis Schlechter, 217 West 110th St.
125th St., C'mont Av., 160. Royal G'd. $660-$720.
F. Zittel & Sons, 79th St. and Broadway.
125th St., Broadway, 3,132-3,134. $336.
F. R. Wood, W. H. Dolson Co., B'way-80th
125th St., Claremont Av., 132. $360.
F. R. Wood, W. H. Dolson Co., B'way-80th.
127th St., C'mont Av., 168. Harrington. $360.
Slawson & Hobbs, 162 West 72d St.
127th St., River. Dr., 528. Ulysses Ct. $600.
I. Willis, 125 West 110th St.
129th St., Convent Av., 22. $300-$384.
Lawrence Holding Co., 29 Convent Av.
129th St., 115 West. Therese. $480-$540.
Robert Levers, 376 Lenox Av.
129th St., 2,160 5th Av. Hawarden Hall. $480.
Porter & Co., 120 West 125th St.
130th St., 73 West. $336.
Robert Levers, 376 Lenox Av.
133d St., Broadway, 3,301. $300.
Schindler & Liebler, 3,929 Broadway.
134th St., 502 Broadway, 3,801. $300.
Schindler & Liebler, 3,929 B'wy, nr. 146th
135th St., 506 West. The Terrace. $528.
Bert A. Faulhaber & Co., B'way & 156th.
135th St., 535 West. St. Evona. $540-$600.
F. Zittel & Sons, 2,211 Broadway. (79th.)
135th St., Riv. Dr., 526. West Pt. Court. $660
Thomas J. O'Reilly, B'way and 109th St.
135th St., 634 West. Annapolis Court. $35 m.
135th St., Riverside D., Francis Court. $600.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
S. E. Cassorman, 30 Broad St.
136th St., 170-172. $390.
N. B. Hall & W. D. Bloodgood, 542 5th Av.
136th St., 522 West. Sunderland Court. $540.
L. J. Phillips & Co., 3,787 Broadway.
130th St., 611-613 West. $456.
N. B. Hall & W. D. Bloodgood, 542 5th Av.
139th St., 600. Cor. B'way. $35 monthly.
Slawson & Hobbs, 162 West 72d St.
139th St., 640 West. Linlithgow. $540-$600.
Calder, Nassoit & Lanning, B'y and 105th.
139th St., 510 West. $336-$396.
Louis Schlechter, 217 West 110th St.
140th St., 507 West. Florence. $348.
Bert G. Faulhaber & Co., B'y and 156th.
141st St., 503 West. $420.
Knap & Wasson Co., 4,249 Broadway.
141st St., 630 West. Greyton Court. $900.
Slawson & Hobbs, 162 West 72d St.
142d St., 547 West. The Castleton. $600.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
143d St., Broadway, 5,506. Greylock. $600.
G. Schwegler, 2,507 Broadway.
143d St., 310 Convent Av. $720.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
143d St., 538 West. Saguenay. $900.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
143d St., 615 West. Fieretta. $480-$600.
Slawson & Hobbs, 162 West 72d St.
143 St., Convent Av., 310. Hamilton Gr. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
143d St., cor. B'way. Sarsfield. $720-$800.
Durham Realty Co., 309 5th Av.
144th St., 601 West. Rafford Hall. $540.
Fredk Zittel & Sons, 2,211 Broadway.
144th St., 605 West. St. Rita. $432-$480.
Knap & Wasson Co., 4,249 Broadway.
144th St., B'way, s. w. cor. Dallas Ct. $660.
F. R. Wood, W. H. Dolson Co., B'way-80th
145th St., 531-533 West. $336-$360.
F. Maxwell, 1,133 B'way.
146th St., Convent Av., 102-104. $504.
D. Robinson, C. S. Brown Co., 14 Wall St.
146th St., St. Nicholas Av., 723. $600.
Pease & Elliman, 340 Madison Av.
147th St., 510 West. $300.
F. R. Wood, W. H. Dolson Co., B'way-80th
147th St., 547-553 West. Buck'ham Pal. $600.
Superintendent on premises.
147th St., 546 W. Douglas Court. $540-$600.
Nehring Co., 2,278 St. Nicholas Av.
148th St., 508 West. The Branford. $300.
Bert G. Faulhaber & Co., B'way & 156th.
148th, River, Dr., 706. Picket C't. $900-$1,100.
Calder, Nassoit & Lanning, B'way & 105th.
149th St., B'way, 3,600. Riverview C't. $600.
Du Bois & Taylor, 3,551 Broadway.
149th St., cor. B'way. The Mansfield. $540.
George Rosenfeld Co., Inc., 31 E. 42d St.
150th St., cor. B'way. Southold. $660-$900.
Superintendent on premises.
150th, Edge. Av., 567-569. H'tridge. $360-$372
Nehring Co., 2,278 St. Nicholas Av.
150th St., River, Dr., 725. Imperator. $1,000.
Bert G. Faulhaber & Co., B'way & 156th.
151st St., 601 West. Washington Irving. $630.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
151st St., cor. B'way. Northold. $660-$900.
Superintendent on premises.
153d St., 445 W. Kinghaven. $600-$660.
Berlin Renting Agency, 3,883 B'way.
153d St., 449 West. Heathfield. $462-$540.
Knap & Wasson Co., 4,249 Broadway.
153d St., 534 West. Catskill. $360.
Knap & Wasson Co., 4,249 Broadway.
153d St., Broadway, 3,694. $420-$456.
J. E. Whitaker, 2,108 Broadway, at 74th.
155th St., Riverside Dr., 780. Vauxhall. $900.
Bert G. Faulhaber & Co., B'way & 156th.
150th St., 601 West. Hispania Hall. $660.
Bert G. Faulhaber & Co., B'way & 156th.
157th St., 522 W. Amazon. $552-$624.
Berlin Renting Agency, 3,883 B'way.
157th St., 530 W. Glenada. $552-$624.
Berlin Renting Agency, 3,883 B'way.
158th St., 55 West. $660.
Porter & Co., 159 West 125th St.
158th St., 474 West. Roger. $450.
Norman Denzer, 3,816 B'way, at 159th.
158th St., 536 West. The Burlington. $396.
Bert G. Faulhaber & Co., B'way & 156th.
158th St., 609 West. The Lafayette. $360.
Bert G. Faulhaber & Co., B'way & 156th.
158th St., St. Nich. Av., 961. Flyn Hall. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
159th St., 521 West. Normel. $408.
Norman Denzer, 3,816 B'way, at 159th.
159th, Ft. Wash. Av., 9. Ft. Wash'ton. $420.
Bert G. Faulhaber & Co., B'way & 156th.
160th St., 550 West. The Lincoln. $288.
Bert G. Faulhaber & Co., B'way & 156th.
160th St., 560 West. Chesknoll. $420-$450.
Everett M. Reixs Co., 507 5th Av.
160th St., 553 West. Crystal Court. $540.
Norman Denzer, 3,816 B'way.
160th, Ft. W. Av., 35. Dayton Ct. $660-$720.
Schindler & Liebler, 3,929 Broadway.
160th, Ft. Wash. Av., 38. The Plymouth. $720.
Bert G. Faulhaber & Co., B'way & 156th.
160th, St. Nich. Pl., 52-54. Dd Maran Ct. $216
Bert G. Faulhaber & Co., B'way & 156th.
161st St., Ft. Wash. Av., 65. $750-$780.
Berlin Renting Agency, 3,883 B'way.
162d St., 555 West. Carolyn Court. $504.
F. R. Wood, W. H. Dolson Co., B'way-80th
162d St., B'way, 3,675. The Alfreda. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th.
162d, 516 West. $27 monthly.
Moore & Schulte Co., 685 Amsterdam Av.
162d, 543 West. Lydia Court. $504-$660.
Berlin Renting Agency, 3,883 B'way.
162d St., cor. B'way. Newcastle. $600-$720.
Berlin Renting Agency, 3,883 B'way.
162d, cor. Ft. W. Av. Cheshurne. $750-$780.
Berlin Renting Agency, 3,883 B'way.
163d, cor. B'way. St. Ermine. $540-$660.
Berlin Renting Agency, 3,883 B'way.
163d, St. Nicholas Av., 1,001. Florida. $540
Norman Denzer, 3,816 Broadway.
164th St., 562 West. The Barryholm. $600.
Thomas J. O'Reilly, B'way and 109th St.
164th St., 566 West. The Sherwood. $420.
Bert G. Faulhaber & Co., B'way & 156th.
164th St., 546 West. The Claymont. $528.
Bert G. Faulhaber & Co., B'way & 156th.
164th St., 601 West. Wilton Apts. $660-$780.
Schindler & Liebler, 3,929 B'way, (165th.)
164th St., B'way, 3915. Richmond Court. $660.
F. R. Wood, W. H. Dolson Co., B'way-80th.
172d St., 601 West. Whitehouse. $360-$432.
Nehring Co., 1,278 St. Nicholas Av.
172d St., Audubon Av., 145. Morrison. $540.
Norman Denzer, 3,816 Broadway.
172d, Wadsworth Av., 11. Premier. $360-$456
Knap & Wasson Co., 4,249 Broadway.
173d St., Audubon Av., 155. Dawson. $540
Norman Denzer, 3,816 Broadway.
173d Audubon Av., 165. Algonac. $360-$480.
Nehring Co., 1,278 St. Nicholas Av.
174th St., 530 West. $360-$427.
Nehring Co., 1,278 St. Nicholas Av.
174th, 506 W. Stratford-Avon Hall. $540.
Nehring Co., 1,278 St. Nicholas Av.
178th St., 509 West. Rutherford. $420-$480.
Louis Schlechter, 217 West 110th St.
170th St., 606 West. $360.
F. R. Wood, W. H. Dolson Co., B'way-80th
176th, Audubon Av., 210-220. Shelburne. $480.
Slawson & Hobbs, 162 West 72d St.
176th and Amsterdam Av. The Belton. $480.
L. J. Phillips & Co., Agts., 3,787 Bway.
176th, Audubon Av., 220. Edna Court. $480.
Bert G. Faulhaber & Co., B'way & 156th.
177th St., 650 West. $420-$456.
Knap & Wasson Co., 4,249 Broadway.

Fred'k Zittel & Sons

IN THE APTHORP. **Broadway and 79th Street.** TEL., 9700—SCHUYLER.

Offer the following Elevator Apartments for Rent:—

801 West End Ave.,
N. W. Corner of 99th St.
Absolutely fireproof building conveniently located, close to 96th St. Subway express station and surface lines; large, airy rooms; every modern improvement.
6, 7 & 8 Rooms, 2 Baths.
Rents $1,400 to $2,200.

The Prásáda,
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Large rooms and closets.
8, 9 & 10 Rooms, 2 Baths.
Rents $1,500 to $3,000

The Runoia,
267 West 90th St.
New 8-story fireproof building; extra large rooms and closets; modern in every respect; one apartment.
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Rents $1,100 to $2,300.

Cayuga,
S. E. Corner of Central Park West and 90th St.
A modern, 6-story elevator apartment house overlooking Central Park; all modern improvements.
Eight Rooms and Two Baths.
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New Amsterdam,
N. W. Corner 79th St. and Amsterdam Av.
Fireproof elevator apartment house; elevator service; every modern improvement.
6, 7, 8 Rooms and Bath.
Rents $720 and up.

The Rolyat,
Southwest Corner Broadway and 140th St.
Large rooms, pantries and closets.
Suites of 8 Rooms and Bath.
Rents $1,000 to $1,200.

Westport,
48 West 72d St.,
S. E. Cor. Columbus Ave.
Every modern improvement. Unusually large and cheerful rooms.
One Apt. 7 Rooms and Bath.
Rent $1,300.

Rafford Hall,
N. W. Corner Broadway and 144th St.
The rear apartments afford a splendid view of the Hudson River; all improvements; elevator service, &c.
5, 6 & 7 Rooms & Bath.
Rents $600 to $1,000.

St. Charles,
101 West 72d St.
Eight Large Rooms and Two Baths.
Must be seen to be appreciated; elevator service, &c.
Rents $1,200 to $1,300.

St. Evona,
N. E. Corner 155th St. and Broadway.
New six-story fireproof elevator apartment house; large, sunny rooms; southern exposure.
5, 6 and 7 Rooms.
Rents $540 to $1,100.

If any of these apartments do not meet with your approval, we have others that do not appear in this advertisement. A call at our office will save you much time and annoyance. We will mail you our booklet containing full descriptions of our houses on request.

SUITE OF
14 Rooms, 5 Bathrooms

SUBLET
$5,000

ALWYN COURT
182 West 58th St.

Especially Attractive
APARTMENTS OF

7 R 315 WEST 97TH ST.....$1,140
O 309 WEST 110TH ST..... 1,200
O 431 RIVERSIDE DRIVE..... 1,850
M 606 WEST 110TH ST..... 1,300
S

8 R 174 WEST 79TH ST.....$1,500
O 222 RIVERSIDE DRIVE..... 1,800
O 515 WEST 110TH ST..... 1,400
M 481 RIVERSIDE DRIVE..... 1,100
S

Booklet and Floor Plan.
Apply to Superintendents or
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THE PEMBROKE
10-12 West 45d St., (Near Central Park.)
8 Large Rooms, $1,000 to $1,100.
Elevator Service Day and Night.

471 CENTRAL PARK WEST Corner 107th St.
8 Large Rooms, $65 to $100 Mo.
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GAINSBOROUGH STUDIOS
222 West 59th Street.
Studios and Apartments from Oct. 1.
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79 St. & Riverside Drive
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An apartment house de luxe, commanding an unobstructed view of the Hudson and the Palisades. Thoroughly modern, comfortable, and handsome in every detail. Conveniently arranged in suites of
6 and 7 Rooms
Rents $900 to $1,100
Office on premises.
Tel., 9171—Schuyler.

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7 Rooms and 2 Baths,
$2,250 & $2,500

9 Rooms and 3 Baths,
$4,000

Private House Rooms and Large Closets.
Supt. on Premises.
Bing & Bing, 119 West 40th St.

246 West End Ave.
Corner 71st Street.
14 Rooms—4 Baths
All Outside Corner Rooms.
Rent $4,200.
Apply Superintendent on Premises

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"THE HUDSON"
Attractive, fireproof, modern elevator apartments; also service elevator; rents $500 to $1,200; cheapest rents on Riverside Drive; 6 and 7 rooms. Harry E. Hayes, 20 East 42d St. Tel. 342 Murray Hill, or Superintendent on premises.

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162 West 72d St., Near Broadway

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The Oregon
162 W. 54th St.,
S. E. Cor. 7th Av.
RECENTLY COMPLETED
Most Convenient Location.
Highest Type of Construction.
LOWEST RENTALS.
SOUTH OF CENTRAL PARK.
NEW 12-STORY FIREPROOF APARTMENT HOUSE.
Light Housekeeping Apartments of 3, 4, 5 and 6 rooms, with extra servants' rooms, at attractive rents.
$900 to $1,700.

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255 West 90th St.,
Northwest Corner Broadway
A new 12-story fireproof apartment house of superior construction and finish; conveniently located to Subway station at Broadway and 91st St. Corner Apartments; all southern and eastern exposure.
8 & 9 Rooms, 2 & 3 Baths, $2,200 & $2,300.
Westerly Apartments facing south in 90th St.; also western exposure.
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Wendolyn
322 West 100th St.,
South Corner Riverside Drive.
New fireproof building; exceptionally large rooms, with abundance of closet room.
9 Rooms and 3 Baths, $2,500 and $2,600.
10 Rooms and 3 Baths, $2,800.
11 Rooms, 3 Baths, Cor. Apartment, $3,400.

Georgian Court
Fronting on Central Park,
Southwest Corner of 66th St. and Central Park West
The most comfortable and best equipped apartments on the west side, perfect in all details of management; all light rooms; convenient to all car lines; building is thoroughly fireproof; contains all modern improvements.
8 Rooms, 2 Baths, $1,800 to $2,100.
12 Rooms, 3 Baths, Cor. Apt., $3,600.

Hamilton
North Corner 114th St. and Riverside Drive
Corner Apartments,
9 Rooms and 3 Baths, $1,900 to $2,300.
5 Rooms, 2 Baths, $1,200.
6 Rooms, 2 Baths, $1,200 to $1,500
7 Rooms, 2 Baths, $1,600.

Yorkshire
562 West 113th St.,
Southeast Corner Broadway
Corner Apartments.
7 Rooms, 2 Baths, $1,100 to $1,600
8 Rooms, 2 Baths, $1,600.
One Apartment, Especially Arranged for Doctor,
10 Rooms, 3 Baths, $2,100.

The Rexor
600 West 116th St.,
Southwest Corner Broadway
5 Rooms, 2 Baths, $1,000 & $1,100
6 Rooms, 2 Baths, $1,500 & $1,600
7 Rooms, 2 Baths, $1,700 & $1,800.

La Rochelle
57 West 75th St.
A block from Central Park, convenient to 72d St. "L" or 72d St. Sub. Station.
One Apartment, 6 Rooms and Bath, $1,000 & $1,200.
7 Rooms and Bath, $1,500 to $2,000.

Terrace Court
202 Riverside Drive,
Southeast Corner 93d St.
Fireproof Building
Located on the most picturesque site on Riverside Drive. The house must be seen to be appreciated. New parquet floors throughout and new electric fixtures of special designs. The woodwork is treated in white enamel.
Best Value on the Drive.
10 Rooms, 3 Baths, $1,700 to $2,300.
9 Rooms, 2 Baths, $1,600.

St. Valier
90 Morningside Drive,
Block Front 119th to 120th St.
New elevator apartment, overlooking Morningside Park. Special attention was given to the planning of this house, as you will notice on inspection; note the size of the rooms, their convenient arrangement and the large closets, &c.
4 Rooms & Bath, $630.
6 Rooms & Bath, $1,000.
7 Rooms, 2 Baths, $1,350.

Greyton Court
630 West 141st St.,
South Corner Riverside Drive
In this new 11-story fireproof apartment one may secure an apartment equal to any on the lower west side for one-half the rent. Rooms very large; LARGE CLOSETS. Every room faces either the drive or street, excepting the three room apartment; that overlooks a beautiful lawn in the rear.
3 Rooms & Bath, $600.
5 Rooms & Bath, $900.
6 Rooms, 2 Baths, $1,000 to $1,250
7 Rooms, 2 Baths, $1,300.

La Jacquetta
166-168 West 87th St.,
East of Amsterdam Avenue
New Fireproof Apartments
5, 6 7 Large Rooms, 2 and 3 Baths.
Very Moderate Rents.
Every Improvement.
One Block to Subway and Elevated Station. Inspection Is Invited.

Barieford
49 Claremont Av.,
Southwest Corner 119th St.
5 Rooms and Bath, $720.
7 Rooms & Bath (corner), $1,200.
One Corner Apartment,
12 Rooms, 2 Baths, $2,000.

Cortlandt
210 Cathedral Parkway
13-story fireproof building, convenient to Riverside Park and Broadway subway station at 110th St.
7 Rooms, 3 Baths, $1,600.
8 Rooms, 3 Baths, $1,900.

Cliff Haven
417 Riverside Drive,
South Corner 114th St.
Convenient to Subway Station at Broadway and 116th St. Also surface lines.
One Corner Apartment,
9 Rooms, 3 Baths, $2,400.

The Wesley
158 West 81st St.,
Between Columbus and Amsterdam Avenues.
New Fireproof Apartment.
4 Rooms and Bath, $840.
5 Rooms and Bath, $1,000.

Versailles
250 West 91st St.,
Southwest Corner Broadway
8 Rooms, 2 Baths, $1,800 & $1,900.
Corner Apartment,
9 Rooms, 2 Baths, $2,000.

La Grange
1 West 83d St.,
North Corner Central Park West
9 Very Large Rooms, 2 Baths, $2,400.
7 Rooms & Bath, $1,000 to $1,300.

Woodmere
561 West 141st St.,
Northeast Corner Broadway
4 Rooms and Bath, $630 to $660
5 Rooms and Bath, $600 to $840
6 Rooms and Bath, $950 to $1,000

Bradford and Bradford Annex
841-843-845 West End Av.,
Northwest Corner 101st St.
7 Rooms & Bath, $780 & $900.
8 Rooms & Bath, $860 to $900.

165 West 83d St.
Between Columbus and Amsterdam Avenues
4 Rooms & Bath, $600 to $780.
5 Rooms & Bath, $780 & $900.

The Stuart
250 West 94th St.,
Southwest Corner Broadway
8 Rooms & Bath, $1,250 & $1,350.
9 Rooms & Bath, $1,200 to $1,500.

Catherine
1 West 69th St.,
North Corner Central Park West
6 Rooms & Bath, $1,000 to $1,200.
7 Rooms & Bath, $1,200.

Pamlico
97 Central Park West,
Near 69th St.
8 Rooms & Bath, $1,500 & $1,550.

Bonair
601 West 142d St.,
Northwest Corner Broadway
7 Rooms & Bath, $840 to $1,000.

4 & 14 West 92d St.
Near Central Park West
7 Rooms & Bath, $900 to $1,100.
8 Rooms & Bath, $1,000 to $1,100.

The Idlewild
1,854 Seventh Av.,
Near 112th St.
8 Rooms & Bath, $840 & $900.

375 Central Park West
Near 97th St.
Ready for Immediate Occupancy.
7 Rooms, 2 Baths, $900.
8 Rooms, 2 Baths, $1,200.

Putnam Court
150 West 104th St.,
5 Rooms & Bath, $540 to $660.
6 Rooms & Bath, $684.

349 West 85th St.
Near West End Ave.
8 Large Rooms & Bath, $1,400.

Salome
149-151 West 105th St.,
Between Columbus and Amsterdam Aves.
6 Rooms and Bath, $648 to $810.

Vernon
350 West 71st St.,
Near Riverside
8 Rooms & Bath, $1,100-$1,300.

Rosary
306 West 99th St.,
Near West End Ave.
9 Extra Large Rooms, 2 Baths, $1,500.

St. Charles
565 West 148th St.
Northeast Cor. B'way.
Electric Lights and Telephone.
6 Rooms & Bath, Cor., $600.

Stockbridge
603 West 138th St.,
Near Broadway
6 Rooms & Bath, $540.
7 Rooms & Bath, $720 & $840.

East View
401 West 118th St.,
Northwest Cor. Morningside Drive
6 Rooms & Bath, $840.
8 Rooms, 2 Baths, $900 & $1,150.

3 West 108th St.
Adjoining the Corner of Central Park West
4 Rooms & Bath, $420 & $456.
5 Rooms & Bath, $600.
6 Rooms & Bath, $660.

600 West 139th St.
Southwest Corner Broadway
New Law Apartments; all light rooms.
4 Rooms & Bath, $25 to $32.
5 Rooms & Bath, $35 & $36.

574 West 182d St.
Southeast Corner St. Nicholas Av.
One block from Subway Station.
5 Rooms & Bath, $32.
6 Rooms & Bath, $37.

601 West 182d St.
Northwest Corner St. Nicholas Av.
Subway Station Opposite.
5 Rooms & Bath, $32 & $35.
6 Rooms & Bath, $45.

MANHATTAN—WEST SIDE.

FIVE ROOMS.

177th St., 717 West. Rotherwood. $480-$540. Knap & Wasson Co., 4,249 Broadway.
177th St., 601 West. Blenheim Court. $55. Superintendent on premises.
177th, 701 West. Heatherwell Ct. $576-$600. Knap & Wasson Co., 4,249 Broadway.
177th, Audubon Av., 228. Valentine Co. $480. Bert G. Faulhaber & Co., Bway & 156th.
177th, Audubon Av., 240. Barney Court. $480. Bert G. Faulhaber, Bway & 156th st.
179th St., 711 West. $480.
Chas. P. L. Huston Co., 15 East 40th St.
175th St., 601 West. St. Thomas. $420-$540. Knap & Wasson Co., 4,249 Broadway.
179th, 718 West. Inglewood. $480-$540. Knap & Wasson Co., 4,249 Broadway.
178th, Audubon Av., 248. Jeanette Ct. $432. Bert G. Faulhaber & Co., B'way, 156th St.
178th St., Wadsworth Av., 52. $420-$445. Knap & Wasson Co., 4,249 Broadway.
179th St., 507 West. $27 monthly. Weeslau Bros., 511 West 181st St.
179th St., 714 West. Colonial. $444-$492. Knap & Wasson Co., 4,249 Broadway.
179th St., 700 West. $720.
Chas. P. L. Huston Co., 15 East 40th St.
179th St., 535 West. Hudson Chambers. $480. Bert G. Faulhaber & Co., B'way, 156th St.
179th St., 542 West. Amolia. $540-$576. Knap & Wasson Co., 4,249 Broadway.
179th, Northern Av., 50-60. Hud. Chamb. $480. Bert G. Faulhaber & Co., B'way, 156th St.
180th St., 556 West. Alda. $504-$540. Knap & Wasson Co., 4,249 Broadway.
180th St., 661 West. Brockton. $600-$720. Knap & Wasson Co., 4,249 Broadway.
180th St., 700 West. Ravenwood. $516-$600. Knap & Wasson Co., 4,249 Broadway.
180th St., 716 West. Stanleigh. $432-$480. Knap & Wasson Co., 4,249 Broadway.
180th St., 719 West. Tilbury Court. $540. Knap & Wasson Co., 4,249 Broadway.
180th, B'way, 4,241. Haven Ct. $540-$630. Slawson & Hobbs, 162 West 72d St.
181st St., 720 West. Chancellor. $540-$600. Knap & Wasson Co., 4,249 Broadway.
181st St., 714 West. De Koven. $576-$600. Knap & Wasson Co., 4,249 Broadway.
181st, Ft. Wash Av., 452. Dacorn Dwgs. $540. Superintendent, on premises.
182d St., 574 West. Cor. St. Nich. $32 mthly. Slawson & Hobbs, 162 West 72d St.
182d St., 601 West. Cor. St. Nich. $32-$36 m'y. Slawson & Hobbs, 162 West 72d St.
182d St., Pinehurst Av., 48. $360.
Bert G. Faulhaber & Co., B'y and 156th.
184th St., 560 West. The Jonedra. $420.
Bert G. Faulhaber & Co., B'y, and 156th.
184th St., 524 West. Andover. $444-$480. Knap & Wasson Co., 4,249 Broadway.
187th St., 572-574, West. Melvin Court. $420.
F. R. Wood, W. H. Dolson Co., B'way-80th.
187th St., 618 West. Crest View. $480.
Norman Denzer, 3,816 B'way, at 159th.
191st St., Wadsw'th Av., 374. Strathcona. $570. Knap & Wasson Co., 4,249 Broadway.
191st, cor. St. Nich. Av. Bonny Castle. $516. McDowell & McMahon, 1,429 St. Nich. Av.
192d St., W'sw'th Av., 382. Ben Nevis. $570-$600. Knap & Wasson Co., 4,249 Broadway.

SIX ROOMS.

10th St., 274 West. $660-$780.
Pease & Elliman, Agents, 340 Madison Av.
54th, 215-221 W., bet. 7 & 8 Av. Coburg. $720. Post & Reese, 2 Rector St.
81st St., 6th Av., 903. $400.
Superintendent on premises.
52d St., 206 West. The Newport. $660-$900. Wm. A. White & Sons, 62 Cedar St.
53d St., n. e. cor., 5th Av., 515. $1,700.
Pease & Elliman, Agents, 340 Madison Av.
54th, 162 W., c. 7th Av. Oregon. $1,300-$1,600. Slawson & Hobbs, 162 West 72d St.
56th St., 135 West. $720.
Payson McL. Merrill Co., Inc., 9 E. 44 St.
58th St., 200 W., S. W. c. 7 Av. $2,400-$2,800. Pease & Elliman, 340 Madison Av.
61st, Colum. Av., 29-33. Colonial Apts. $456. Samuel H. Martin, 1,974 Broadway.
64th St., 40 West. $408-$420.
Samuel H. Martin, 1,974 Broadway.
65th St., 14 West. $384.
F. R. Wood, W. H. Dolson Co., B'way-80th.
65th St., 18 West. $360.
F. R. Wood, W. H. Dolson Co., B'way-80th.
69th St., 1 West, Catherine. $1,000-$1,300. Slawson & Hobbs, 162 West 72d St.
90th St., 100 West. $480.
Samuel H. Martin, 1,974 Broadway.
71st St., 235 W. The Lucania. $1,550-$1,900. Paterno Bros., Inc., 601 West 115th St.
71st St., Cen. Pk. W., 106-110. Barnard. $1,300.
F. R. Wood, W. H. Dolson Co., B'way-80th.
72d St., 305 W. The Luxonia. $1,600-$2,000. Paterno Bros., Inc., 601 West 115th St.
73d St., 170 West. Severn. $1,800.
Morewood Realty Holding Co., 71 B'way.
74th St., 202 West. The Loring. $600.
J. E. Whitaker, 2,106 Broadway.
75th St., 57 West. La Rochelle. $1,000-$1,200. Slawson & Hobbs, 162 West 72d St.
75th St., Amsterdam Av., 329. $780.
Fred'k Zittel & Sons, 2,211 B'way (79th).
76th St., 50 West. $600-$800.
Pease & Elliman, Agents, 340 Madison Av.
76th St., 50 West. $600-$800.
Pease & Elliman, 340 Madison Av.
78th St., 229 W. The Sanford. $1,700-$2,200. Paterno Bros., Inc., 601 West 115th St.
79th St., 250 W. The Rexford. $1,700-$2,200. Paterno Bros., Inc., 601 West 115th St.
79th St., 157 West. $1,400.
W. W. Skinner, 2 West 45th St.
79th St., 302-306 West. Orienta. $840-$900. Manager on premises.
79th St., 307 West. Lasanno Court. $1,200. George Rosenfeld Co., Inc., 51 East 42d St.
79th St., 315 West. Hudsonia. $780-$1,020. Nathan D. Stern, 315 West 79th St.
80th St., 225 West. The Hadrian. $1,300. F. R. Wood, W. H. Dolson Co., B'way-80th
81st St., 251 West. The Forres. $1,100.
D. Robinson, C. S. Brown Co., 14 Wall St.
83d St., 1 West. La Grange. $1,000.
Slawson & Hobbs, 162 West 72d St.
83d St., 166 West, Amsterdam Av. $960.
R. L. Julian, Broadway and 107th St.
83d St., 320 West, Reston. $950-$975.
Goodale Perry & Dwight, 1,133 Broadway.
83d St., 338 West, Cayuga. $840-$900.
Goodale Perry & Dwight, 1,133 Broadway.
84th St., Amsterdam Av., 329. $30 & $45. mo. Slawson & Hobbs, 162 West 72d St.
85th St., 1 West, Rossleigh Court. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
85th St., 252 West. $1,350-$1,800.
Mark Rafalsky & Co., 527 5th Av.
85th St., Riv'de Drive, 131. Dorchester. $1,300.
Mark Rafalsky & Co., 527 5th Av.
86th St., 75 West, Sterling. $1,200.
F. R. Wood, W. H. Dolson Co., B'way-80th
87th, 166-168 W. La Jacquetta. $1,400-$1,800. Slawson & Hobbs, 162 West 72d St.
87th St., 144 West, The Horace. $1,550.
Princeton Const. Co., 30 East 42d St.
87th St., 152 West. The Urania. $1,550.
Princeton Const. Co., 30 East 42d St.
88th St., 100 West, s. e. cor. Col. Av. $57 mo. Slawson & Hobbs, 162 West 72d St.
88th St., 250 W. Metropolitan. $1,200-$1,400.
A. A. Herrman, 250 West 88th St.
89th St., 251 West. Admaston. $1,500.
Morewood Realty Holding Co., 71 B'way.
90th St., 137 West. $33 monthly.
Slawson & Hobbs, 162 West 72d St.
91st St., 153 West. $480.
F. R. Wood, W. H. Dolson Co., B'way-80th
92d St., 255 W., near B'way. The Augusta. $780. Slawson & Hobbs, 162 West 72d St.
92d St., 251 West. Roxborough. $1,250-$1,700.
Lewis H. Preston, Inc., 169 Broadway.
92d St., W. E. Av., 645. Halsworth. $1,500-$1,800 Slawson & Hobbs, 162 West 72d St.
92d, Central Pk. W., 320. Ardsley H. $1,000. Ewing, Bacon & Henry, 161 Park Av.
92d St., 37-43 West, Norman. $1,200.
F. R. Wood, W. H. Dolson Co., B'way-80th.
93d St., 310 West. Riverview. $720-$900.
M. H. Gaillard & Co., 2,299 Broadway.
93d St., Cent. P'kW., 331. Turin. $1,300-$1,500.
L. M. Jones & Co., 220 5th Av.
93d St., 323 West. The Albee. 1000.
F. R. Wood, W. H. Dolson Co., B'way-80th
94th St., 176 West. $35 monthly.
Slawson & Hobbs, 162 West 72d St.
96th St., 288 West, West Point. $660-$780. Superintendent on premises.
96th St., Riverside Drive, 222. $1,000.
Earle & Calhoun, Broadway & 72d St.
96th St., 44 West, Columbus Av. $1,000.
F. Zittel & Sons, 2,211 Broadway, (79th.)
97th St., 229 West, Powellton. $1,150.
F. R. Wood, W. H. Dolson Co., B'way-80th.
97th St., 305 West, Vera. $660-$840.
Slawson & Hobbs, 162 West 72d St.
97th St., 315 West. $1,100.
Earle & Calhoun, Broadway & 72d St.

J. ROMAINE BROWN CO.

N. E. Cor. Madison Av. & 41st. Tel., Murray Hill—1481.

ELEVATOR APARTMENTS
TO LEASE FROM OCTOBER FIRST

Immediate possession can be arranged for a number of these Apartments.

BONAVISTA
362 Riverside Dr., Cor. 109th St.
10 Story Fireproof Building.
Every up-to-date appointment.
8 to 11 Rooms, 2 & 3 Baths
RENTAL $1,600 TO $2,500

THE WELLSMORE
S. E. Cor. 77th St. & B'way.
3 Rooms & Bath, $1,000
7 Rooms & 2 Baths, $1,750
9 Rooms & 3 Baths, $3,000

THE CAMBRIA
347-351 West 55th St.
1, 2 & 3 Rooms & Bath,
Kitchenette,
Furnished or Unfurnished,
$330—$780.

THE BEAUCLERE
N. W. Cor. B'way & 109th St.
7 Rooms & Bath,
$1,000 to $1,400.

THE ELIZABETH
S. W. Cor. B'way & 105th St.
7 & 8 Rooms & Bath,
$900 to $1,080.

THE WAREHAM
231 Lexington Av., at 34th St.
4 & 5 Rooms.
LOW RENTS.

TIEMAN HALL
619 West 127th St., near B'way.
3, 4, 5, 6 Rooms & Bath,
$432—$840.

NORTHDALE SOUTHDALE
178th to 179th St. & Northern Av.
2, 3 & 4 Rooms,
RENTS $240 to $480.

THE KERSHAW
1,253 St. Nicholas Av.
(172d St.)
5 & 6 Rooms & Bath,
$45—$60.

ELBERON HALL
385 Central Park West,
Near 79th Street.
8 Rooms & 2 Baths,
$1,200—$1,400.

THE ALTA CREST
N. E. Cor. B'way & 158th St.
4, 5, 7 & 8 Rooms & Bath,
$480—$1,100.

PRINCE'S COURT
N. E. Cor. B'way & 164th St.
4, 5, 6 & 7 Rooms & Bath,
$480—$960.

THE BURRILL
638-644 West 160th St.,
Near Fort Washington Av.
NEW. READY AUGUST 15.
4, 5 & 6 Rooms & Bath,
$600 to $900.

THE KINGSLAND
838-844 Riverside D., near 158th St.
NEW. READY OCTOBER 1.
3, 4, 5, 6 & 7 Rooms,
1 & 2 Baths,
$456—$1,100.

THE HILLCHESTER
547 West 157th St.
Near Broadway subway station.
4, 5, 6 & 7 Rooms & Bath.
Rents $480—$900.

MANHATTAN—West Side.

THE ACKERLY
241 West 101st St., Near Broadway.
7-8 Extra Large Rooms 2 Baths $1300-$1800
All Modern Improvements and Conveniences.

THE BRITTANY
241 West 102d St., Near Broadway.
8 Extra Large Rooms and Bath $1300
All Modern Improvements and Conveniences.

HELEN COURT
14 Morningside Av., Cor. 115th St.
6 to 8 Large Rooms, Facing Park $720-$900
All Light; Elevator and Hall Service.

Greyloch Dwellings
3505 Broadway, corner 143d St.
4-5-6 Rooms and Bath $600-$950
Location Unsurpassed; Elevator and Service.

THE SUMMIT
414-416 West 118th St.
NEAR MORNINGSIDE DRIVE.
6 Large, Light Rooms, Elevator and All Improvements $600-$720

EL CASCO COURT
205 West 103d St., Near Broadway.
3-4-5-6 Rooms and Bath $420-$720
All Modern Improvements and Conveniences.

Apply on premises or
G. SCHWEGLER,
2307 BROADWAY, Cor. 143d St.

BROCKTON

661 West 180th Str.
Northeast Corner Broadway.

HIGH CLASS ELEVATOR APMT. HOUSE.

ALL LIGHT. Extra large sleeping chamber, size 12x15. Hardwood floor throughout. $40 to $47.

4 & 5

Corner Apt. SOUTHWEST exposure. Sleeping chamber extra large; size 14x15. Hardwood floor throughout. $57 to $59.

Renting Agent on Premises, or
KNAP & WASSON CO.
4,249 BROADWAY. At 181st St.

IVY COURTS

210-220-230 W. 107th St.,
Adjoining Broadway and West End Av.
5, 6 AND 7 ROOMS

Continuous, efficient, and polite service, including hall, elevator and telephone. ELECTRICITY INCLUDED IN RENT. NO INTERIOR ROOMS; all LARGE and EXCEPTIONALLY BRIGHT. CLOSETS are a particular feature; a home for refined people who demand the BEST SERVICE.

Rents $660 to $960 Per Year.

Superintendent on premises.

FAIRVIEW-COURT

3117-3121 BROADWAY

High-Class Modern Apartments

3-4-5-6 Rooms and Bath

Parquet floors throughout; French doors; all night telephone, elevator; convenient to subway and surface lines. Have to be seen to be appreciated.

REASONABLE RENT

SUPERINTENDENT ON PREMISES

"The Imperator has just been completed, and I wish to assure the public that no expense has been spared to make it perfect and modern in every detail."—ROBERT M. SILVERMAN, Owner.

The IMPERATOR

725 RIVERSIDE DRIVE,
SOUTHERLY COR. 150TH ST.

Every room an outside room

5 Rooms. $900-$1,000
6 Rooms, $1,000-$1,100
7 Rooms, $1,400-$1,700
2 and 3 Baths.

NEW 11 STORIES absolutely fire-proof and sound-proof; spacious foyers; abundance of closet room;

MANY NEW FEATURES

Rental Representative on Premises Daily.

BERT G. FAULHABER & CO.
Agents
Broadway & 156th St.
Phone Audubon 870.

NEW BUILDING

135 West 79th Street

Between Columbus & Amsterdam Avs.
Subway Station at Corner.

Now Open for Inspection

New Idea Small Apartments
EXTRA LARGE ROOMS
Other Special Features.

3 & 4 Rooms

Completely Equipped Kitchens.
Extra Maids' Rooms if Desired.

Rental $900 to $1,300

APPLY SUPERINTENDENT ON PREMISES, OR
BING & BING, 119 West 40th St. Telephone, 6410—Bryant.

MANHATTAN—West Side.

—AMBASSADOR—
S. E. Cor. 97th St. and Madison Av.
Apartments of 5 and 6 rooms, 2 baths.
RENT $1,000 to $1,500.

—RENAULT COURT—
207 West 110th St., Cathedral Parkway.
4, 6, 7 and 8 rooms and bath.
RENT $840 to $1,200.

—WESTBOURNE COURT—
S. E. Cor. 140th St. and Broadway.
Suites of 4, 6, and 7 rooms and bath.
RENT $540 to $1,100.

—KENSINGTON COURT—
N. E. Cor. 151st St. and Broadway.
Suites of 4, 6, 7 rooms and bath.
RENT $420 to $1,000.

C. M. SILVERMAN & SON, Owners.
3,482 Broadway.

MANHATTAN—West Side.

Westover Court

Bachelor Apartments
211 W. 43d St. and
222 W. 44th St., Times Square
Apartments of 2, 3 or 4 Rooms and Bath
Furnished or Unfurnished
Service and Accommodations of Highest Order
Apply ASTOR OFFICE
25 W. 26th St.,
or Superintendent on Premises

FOR RENT
In Washington Square District,
Dwelling Houses & Apartments,
$1350 to $4500 per annum
Horace S. Ely & Co.
489 Fifth Avenue. 31 Liberty Street.

150-152 West 106th St.

High-class elevator apartments; 4, 5 and 7 rooms; all light; $600-$1,200; owner lives on premises. Apply to Superintendent.

Skylight Studios
3 West 16th Street
Bachelor Apartments
$36 to $40

MANHATTAN—WEST SIDE.

SIX ROOMS.

98th St., 255 West. $1,400.
F. Zittel & Sons, 2,211 Broadway. (79th.)
98th St., West E. Av., 777. Strafford. $1,800.
Mark Rafalsky & Co., 527 5th Av.
98th St., West End Av., 782. $1,500-$1,700.
Slawson & Hobbs, 162 West 72d St.
99th St., W. E. Av., 801. Bennington. $1,400.
Fred'k Zittel & Sons, 2,211 B'way. (79th.)
99th, cor. Riverside Drive. Glen Cairn. $1,600.
Berlin Renting Agency, 3,883 Broadway.
100th, W. E. Av., 817. Bennington Cor. $1,300.
Gibbs & Kirby, Broadway and 103d St.
101st, 215 W., B'way. Chepstow. $1,300-$1,200.
Calder, Nassoit & Lanning, B'way & 105.
101st, Cent. Pk. W., 418. Braender. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
103d St., 205-9 W. El Casco Ct. $680-$720.
G. Schwegler, 3,507 Broadway.
104th, W. E. Av., 895. Mentone. $1,500-$1,820.
Paterno Bros., Inc., 601 W. 115th St.
104th St., 150 West. Putnam Court. $684.
Slawson & Hobbs, 162 West 72d St.
104th St., 250 West. $1,200 to $1,500.
Calder, Nassoit & Lanning, B'way & 105.
105th St., 149 West. Salome. $630 to $810.
Slawson & Hobbs, 162 West 72d St.
106th, 252 West. Raymore Court. $936-$1,000.
Berlin Renting Agency, 3,883 Broadway.
107th St., 203 West. $960.
N. B. Hall & W. D. Bl'dg'd, 542 5th Av.
107th, 210-220-230 W. Ivy Courts. $720-$780.
Manager on premises.
107th St., 233 West. Ostend Court. $540-$600.
Louis Schlechter, 217 West 110th St.
107th St., cor. B'way. The Ridgewood. $840.
George Rosenfeld Co., Inc., 51 East 42d.
108th St., 428 West. $456-$540.
Louis Schlechter, 217 West 110th St.
108th St., 7 West. $504-$600.
Thomas J. O'Reilly, B'way & 109th St.
108th St., 3 West, near C. P. West. $660.
Slawson & Hobbs, 162 West 72d St.
110th St., 217 West. Rexault Court. $900.
C. N. Silverman & Son, 3,432 Broadway.
110th St., 220 Cathedral P'kway. $1,200-$1,400.
Paterno Inv. Corp., 214 Cathedral P'k'y.
110th St., 225 West. Dawson Arms. $900.
S. D. Davis, 131 East 23d St.
110th St., 137 West. $720-$780.
Louis Schlechter, 217 West 110th St.
110th St., 509 West. $1,150.
Earle & Calhoun, Broadway & 72d St.
110th St., 515 West. $1,100.
Earle & Calhoun, Broadway & 72d St.
110th, 527 West. Britannia. $1,200-$1,500.
Mark Rafalsky & Co., 527 5th Av.
110th, 601 W. Hendrick Hudson. $1,000-$1,400.
American Real Estate Co., 601 West 110th.
111th St., 241 West. Cedarhurst. $660.
Norman Denzer, 3,816 Broadway.
111th St., 518 West. Trinity Court. $900.
S. D. Davis, 131 East 23d St.
111th St., 526 West. The Ramona. $500.
F. R. Wood, W. H. Dolson Co., B'way-80th.
111th, 545 West. The Rockfall. $1,000-$1,300.
Charles E. Hames, 545 West 111th St.
111th St., 611 West. The Markenfield. $900.
Leroy Coventry, 156 West 72d St.
112th St., 50 West. The De Leon. $480-$550.
Leo Abraham, 816 East 160th St.
112th St., 521 West. $900.
Charles P. L. Huston Co., 15 East 40th St.
112th St., 603 West. $900.
Charles P. L. Huston Co., 15 East 40th St.
112th St., 539 West. The Phaeton. $1,200.
Thomas J. O'Reilly, B'way & 109th St.
113th St., 200 West. Nordica. $720.
John H. Stelljes, 200 West 113th St.
113th St., 511-513 W. Michigan. $540-$900.
M. Raymond, on premises.
113th St., 526 West. Quidnet. $1,020-$1,080.
Thomas J. O'Reilly, B'way & 109th St.
113th St., 600 West. The Allerton. $1,250.
Gibbs & Kirby, Broadway and 103d St.
113th St., 601 West, Forrest Chambers, $1,200
Morewood Realty Holding Co., 71 B'way.
113th St., 605 W. Versailles Palace. $1,000 up.
Superintendent on premises.
113th St., 622 W. Victor Hall. $720-$900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
113th St., St. Nich Av., 60. Shoreham. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th.
114th St., 503 West. The Arizona. $810-$950.
Paterno Bros., Inc., 601 W. 115th St.
114th St., 122 West. The Lucile. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
114th St., 514 W. The Tennessee. $810-$950.
Paterno Bros., Inc., 601 West 115th St.
114th St., 520 W. The San Maria. $810-$950.
Paterno Bros., Inc., 601 West 115th St.
114th St., cor. Am. Av. Parthenon. $600-$720.
Calder, Nassoit & Lanning, B'y-105th St.
114th, 420 Riv. Dr. Hamilton. $1,200-$1,400.
Slawson & Hobbs, 162 West 72d St.
115th St., Morn'side Av., 14. Helen Ct. $720.
G. Schwegler, 3,507 Broadway.
115th St., 601 W. The Regnor. $1,200-$1,600.
Paterno Bros., Inc., 601 West 115th St.
116th St., 600 West. Bexor. $1,500-$1,600.
Slawson & Hobbs, 162 West 72d St.
116th St., 120-126 West. Margaret. $510.
Porter & Co., 159 West 125th St.
116th St., 606 West. $1,000.
Earle & Calhoun, Broadway & 72d St.
116th St., 616 West. $780.
Earle & Calhoun, Broadway & 72d St.
116th St., Claremont Av., 15. $1,250.
Earle & Calhoun, Broadway & 72d St.
116th, River Dr., 440. Paterno. $1,150-$1,350.
Durham Realty Co., 200 5th Av.
116th, Cl't Av., 39-41. Campus. $1,100-$1,250.
Paterno Bros., Inc., 601 West 115th St.
116th, Riv. Dr., 494. The Monte Vista. $1,100.
Paterno Bros., Inc., 601 West 115th St.
119th St., Riverside Dr., 527. Ardelle. $1,100.
Gibbs & Kirby, Broadway and 103d St.
119th, Cl'm't Av., 21. The Sophomore. $1,000.
Paterno Bros., Inc., 601 West 115th St.
117th St., 352 West. Endymion. $540.
Wilcox & Shelton, 2,107 7th Av. (125th).
117th St., 365 West. $420-$540.
H. C. Coleman, 40 Morningside Av.
118th St., 414-416 W. The Summit. $660-$720.
G. Schwegler, 3,507 Broadway.
118th, 401 W. n.c.Morn. Dr. East View. $840.
Slawson & Hobbs, 162 West 72d St.
118th St., 420 W. The Saville. $570-$660.
J. C. Bushby, 420 West 118th St.
118th, 40 Morn. Av. Morn.Pk.Apts. $720-$900.
H. C. Coleman, 40 Morningside Av.
119th St., 446 Man. Av., $456-$480.
Slawson & Hobbs, 162 West 72d St.
119th, 50 Morn. Av. Morn. Pk. Apt. $720-$900
H. C. Coleman, 50 Morningside Av.
120th St., 417 West. Marquette. $750-$900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
120th, 56 Morn. Av. Towers. $420-$504.
Everett M. Belknap Co., 507 5th Av.
120th, 90 Morn. Dr., St. Valier. $960-$1,200.
Slawson & Hobbs, 162 West 72d St.
121st St., 420 West. Bryn Mawr. $600-$800.
Louis Schlechter, 217 West 110th St.
121st St., 503 West. The Fairbohn. $600.
Thomas J. O'Reilly, B'way & 109th St.
121st St., 537 West. Reed House. $780.
F. R. Wood, W. H. Dolson Co., B'way-80th.
121st St., 7th Av., 2,031. Larchmont. $480.
I. Wills, 123 West 116th St.
121st, 106 Morn. Av. Janus Ct. $780-$1,200.
Calder, Nassoit & Lanning, B'y-105th St.
121st, 110 Morn. Av. S'b'ne Hall. $720-$840.
Nehring Co., 1,278 St. Nicholas Av.
123d, 114 Morn. Driv. The Circle. $780.
W. W. Skinner, 3 West 45th St.
124th St., 942 West. Florentine. $540-$600.
Louis Schlechter, 217 West 110th St.
125th St., Broadway, 3,152-54. $960.
F. R. Wood, W. H. Dolson Co., B'way-80th
127th St., 188 Clar. Av. Harrington. $456-$480.
Slawson & Hobbs, 162 West 72d St.
127th St., 14-16 West. Alverna. $570.
Porter & Co., 159 West 125th St.
127th St., Riv. Dr., 528. Ulysses Ct. $720.
I. Wills, 123 West 116th St.
128th St., 73 West. $324.
Derschuch & Co., 150 Broadway.
129th St., 58 West. Ivanhoe. $330.
Robert Levers, 376 Lenox Av.
129th St., 60 West. Smithsonian. $600.
Robert Levers, 376 Lenox Av.
129th, St. Nich. Ter., 41. Ter. V'w. $600-$780.
Manager on premises.
134th St., B'way 3,311-3,315. $360 to $420.
Schindler & Liebler, 3,929 B'way.
135th St., 352 W. St. Bronal. $780-$840.
Frederick Zittel & Sons, 2,211 Broadway.
135th St., 624 West. Annapolis Court. $720.
S. E. Osserman, 30 Broad St.
135th St., River Dr., 575. W. Pt. Ct. $780 up.
Thomas J. O'Reilly, B'way & 109th St.
135th St., 606 West. The Terrace. $360.
Bert G. Faulhaber & Co., B'way & 126th.
135th St., Riverside Dr., St. Francis Ct. $840.
F. R. Wood, W. H. Dolson Co., B'way-80th.
136th St., 300 West. $520.
Leo Abraham, 816 East 160th St.
136th St., 170-172 West. $420.
N. B. Hall & W. D. Bl'dg'd, 542 5th Av.
136th St., 522 West. Sutherland Court. $780.
L. J. Phillips & Co., 6,797 Broadway.

APARTMENTS TO LET—Unfurnished. | APARTMENTS TO LET—Unfurnished. | APARTMENTS TO LET—Unfurnished.

ATTRACTIVE APARTMENTS

—for Rent from October 1st—

IN SOME INSTANCES POSSESSION MAY BE HAD AT AN EARLIER DATE

BARNARD,

106-110 CENTRAL PARK WEST, SOUTH CORNER OF 71ST STREET.
SUBWAY AND ELEVATED AT 72D STREET.
6, 7, 8 AND 9 ROOMS AND 2 BATHS.
RENTS $1,000 TO $2,500,
INCLUDING REFRIGERATION.

BRAENDER,

CENTRAL PARK WEST, SOUTH CORNER 102D STREET.
5, 6, 7, 9 AND 12 ROOMS, 1 TO 3 BATHS.
RENTS $720 TO $2,000.

DORILTON,

171 WEST 71ST STREET, N. E. CORNER OF BROADWAY.
MOST CENTRAL LOCATION.
5, 7, 8 AND 10 ROOMS, 2 AND 3 BATHS.
RENTS $1,600 TO $3,500.
INCLUDING ELECTRIC LIGHT AND REFRIGERATION.

CHARLEMAGNE & RAMONA

528-532 West 111th St.
Elevated and subway at 110th St.
3, 4, 5, 6 and 7 Rooms.
RENTS $600 TO $1,100.

STRATFORD-AVON,

210 Riverside Drive,
North Corner 92d St.
9 and 10 Rooms and 2 Baths.
RENTS $2,000 TO $3,200.

ROSSLEIGH COURT,

1 West 86th St.,
North corner Central Park West.
4, 5, 6, 7 and 8 Rooms, 1 and 2 Baths.
RENTS $900 TO $2,500.

265 CENTRAL PARK WEST,

South corner 87th St.
7 Rooms and 2 Baths.
RENTS $1,500 TO $1,700.

HAZELTON COURT,

2,099 Broadway.
4 and 5 Rooms and Bath.
3 Rooms, Bath and Kitchenette.
RENTS $300 TO $540.

FRANKLYN HALL,

961 St. Nicholas Av.,
Bet. 158th and 159th Sts.
4 and 5 Rooms and Bath.
RENTS $408 TO $540.

ALBEA,

225 West 92d St.
6 and 7 Rooms.
RENTS $600 TO $1,100.

BELVOIR,

472 West End Av.,
Southeast Corner 83d St.
7 and 8 Rooms.
RENTS $1,500 TO $1,800.

ELLERSLIE COURT NORTH,

Southwest corner Broadway and 141st St.,
6 and 7 Rooms and Bath.
RENTS $720 TO $900.

NORMAN,

87-43 West 86d St.
4, 5, 6, 7 and 8 Rooms, 2 and 3 Baths.
RENTS $780 TO $1,600.

CHERBOURG,

Central Park West,
North corner 92d St.
9 and 10 Rooms and 2 Baths.
RENTS $1,400 TO $2,200.

POWELLTON,

229 West 97th St.,
Northeast corner Broadway.
5, 6, 8, 9 and 10 Rooms, 1 and 2 Baths.
RENTS $900 TO $2,200.

LARCHMONT,

448 Central Park West,
South corner 100th St.
7 Rooms and Bath.
RENTS $720 TO $1,100.

EL DORADO,

Central Park West, 90th to 91st St.,
5, 6, 9, 10 and 14 Rooms.
RENTS $800 TO $4,000.

LANCASHIRE,

853 West 85th St.,
5, 7 and 8 Rooms and 2 Baths.
RENTS $900 TO $2,000.

ST. FRANCIS COURT,

Riverside Drive, north corner 135th St.,
6, 7 and 8 Rooms and Bath.
RENTS $540 TO $1,200.

ADELINE COURT,

605 West 142d St.
7 Rooms and Bath.
RENT $780.

PASADENA,

Southwest corner Broadway and 81st St.
2, 3, 4 and 11 Rooms and 3 Baths.
RENTS $400 TO $2,800.

HEATHCOTE HALL,

609 West 114th St.,
3 Rooms, Kitchenette,
4 and 5 Rooms, Kitchen.
RENTS $600 to $960.

CASTLETON AND SAGUENAY,

Block front east side of Broadway,
Between 142d and 143d Sts.
4, 5, 6 and 8 Rooms.
RENTS $420 TO $900.

HOHENZOLLERN,

495 West End Av.,
Southwest corner 84th St.
7, 9, 10 and 11 Rooms.
RENTS $1,800 TO $2,700.

CAROLYN COURT,

563 West 162d St.,
Northeast corner Broadway.
5, 6, 7 and 8 Rooms and Bath.
RENTS $504 TO $840.

STRATHALLAN,

350 West 88th St.
8, 9 and 10 Rooms, 3 Baths.
RENTS $1,900 TO $2,000.

STERLING & CARLYLE

76 West 86th and 77 West 85th Sts.,
East Side Columbus Av.
5, 7, 8 and 10 Rooms.
RENTS $1,000 TO $1,800.

ELLERSLIE COURT SOUTH,

Northwest corner Broadway and 140th St.,
6 Rooms and Bath.
RENTS $684 TO $780.

VICTOR HALL,

622 West 113th St.
5, 6 and 7 Rooms and Bath.
RENTS $780 to $1,100.

FLORENCE COURT,

Southwest corner Amsterdam Av. and 176th St.
3, 4 and 5 Rooms and Bath.
RENTS $27 TO $45 PER MONTH.

Our annual booklet, containing descriptive matter and floor plans of over 100 apartment houses, is now ready for circulation. Inform us of your requirements and full information of these properties will be forwarded.

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MANHATTAN—West Side.

4-5-6 Rooms Rents $800 to $1,350

All Front Rooms.

Absolutely Fireproof Buildings.
Convenient to Subway and Elevated Stations.

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The buildings are under the personal management of the owner, assuring service of the highest standard. Representatives always on premises.

NEW APARTMENTS IN

Park Avenue Section

Leases Now Being Made from October.

Location	Rooms	Baths	Rents
103 EAST 86TH ST. At Park Avenue.	5 6 7	2 2	$1,400, $1,650—$1,800, $2,100
116 EAST 63D ST. At Park Avenue.	8 9	3	$2,000—$2,500, $2,350—$2,650
969 PARK AVENUE Northeast Corner 82d St.	9 10 12	3 3 4	$2,700—$3,300, $3,300, $3,900—$4,000
755 PARK AVENUE Southeast Corner 72d St.	9 10 11	3 4 3	$3,500—$4,200, $5,000, $4,000—$4,800
640 PARK AVENUE Northwest Corner 66th St.	13	6	$9,000—$12,000

APARTMENT RENTING GUIDE SENT ON REQUEST.

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421 MADISON AVENUE (48th St.) Tel. 850 Murray Hill.

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94th St. NEAR RIVERSIDE 314 315 321

BIG CONCESSIONS

High class elevator apts.; all improvements. Large, light rooms. 4, 5, 6, 7 rooms & bath, $42.50 to $87.50.

MANHATTAN—West Side.

WELLESLEY

N. E. Cor. 81st and West End Av.
Fine, large seven and eight room apartments. Electric lights, refrigeration, and laundry. Test included in rent.
APPLY SUPT. ON PREMISES.

MANHATTAN—West Side.

THE MILLARD,

High-Class Elevator Apartments,
12-20 WEST 107TH ST.
4 to 8 Extra Large, Light Rooms.
Rents $35.00 to $75.00.

MANHATTAN—WEST SIDE.

SIX ROOMS.

136th St., 520 West. Norman Court. $606.
L. J. Phillips & Co., 3,787 Broadway.
136th St., 611-613 West. $660.
N. B. Hall & W. D. Bl'dg'd, 542 5th Av.
136th St., River. Dr., 587. Beaconsfield. $960.
E. A. Levy, 505 8th Av.
137th, River. Dr., 606. Haddon Hall. $900.
Mark Rafalsky & Co., 527 5th Av.
138th, River. Dr., 596. Haddon Hall. $900.
Mark Rafalsky & Co., 527 5th Av.
138th St., 606 West. $540.
Slawson & Hobbs, 162 West 72d St.
139th, 640 W., s.e.R. Dr. Llmithgaw. $720-$900.
Calder, Nassoit & Lanning, Bway & 105th.
139th St., 510 West. $420-$480.
Louis Schiechter, 217 West 110th St.
140th St., 507 West. The Florence. $420.
Bert G. Faulhaber & Co., B'way & 156th.
140th St., 556 West. Westbourne Ct. $726.
C. M. Silverman & Son, 3,483 B'way.
140th St. & B'way, Ellerslie Court 50. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
141st St., 231 West. The Manitou. $312 up.
Supt. on premises.
141st St., 476 West. Chatham Hall. $540.
F. R. Wood, W. H. Dolson Co., B'way-80th
141st, 561 W., ne.cor.B'way,W'd's.$900-$1,000.
Slawson & Hobbs, 162 West 72d St.
141st..630 W., c. Riv.D.G'tonCt., $1,000-$1,250
Slawson & Hobbs, 162 West 72d St.
141st St. & B'way, Ellerslie Ct. North. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
143d St., 538 West. Saguenay. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th.
143d St., 561 West. Wellington Court. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th.
143d St., cor. B'way. Sarasfield. $900-$1,050.
Durham Realty Co., 200 5th Av.
143d, E'y, 3,505-3,507. Greyloch D. $780-$950.
G. Schwerler, 3,507 Broadway.
144th St., 560 West. Sylvia Hall. $660.
F. R. Wood, W. H. Dolson Co., B'way-80th.
144th St., 601 West. Rafford Hall. $660.
Frederick Zittel & Sons, 2,211 Broadway.
144th St., B'way, s. w. c. Dallas Court. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
144th St., s.e.c. R'vaid Dr. Gracehull Ct. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
144th St., 606 West. St. Rita. $456-$540.
Knap & Wasson Co., 4,249 Broadway.
145th St., 528-30 West. The Muriel. $480.
F. R. Wood, W. H. Dolson Co., B'way-80th
145th St., s. cor. R'vside Dr. Deerfield. $1,200
F. R. Wood, W. H. Dolson Co., B'way-80th.
146th St., St. Nicholas Av., 725. $600-$780.
Pease & Elliman, Agents, 340 Madison Av.
147th St., 547-553 West. Buckingham. $720.
Superintendent on premises.
147th,546W.,s.e.cor.B'way.D'las C't.$720-$780.
Calder, Nassoit & Lanning, B'way, 105th.
147th St., 510 West. $420.
F. R. Wood, W. H. Dolson Co., B'way-80th
148th St., 503 West. The Stranford. $360.
Bert G. Faulhaber & Co., B'way, 156th St
148th St., 412-420 West. $720.
Manager on premises.
148th, cor. Riv.Dr., 706, F'en C't. $900-$1,200.
Calder, Nassoit & Lanning, B'way, 105th.
149th, corner Broadway. The Mansfield. $720.
George Rosenfeld Co., Inc., 51 East 42d.
149th, B'way, 3,009. River View Court. $660.
Du Bois & Taylor, 3,551 Broadway.
149th St. & B'way, The Wallace. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
150th, Riv. Drive, 725. The Imperator. $1,050.
Bert G. Faulhaber & Co., B'way, 156th St.
150th St., Convent Av., 462-74. Kenway. $336.
F. R. Wood, W. H. Dolson Co., B'way-80th
150th St., cor. B'way. Southold. $950-$1,175.
Superintendent on premises.
151st St., 556 W. Kensington Court. $660-$780.
C. M. Silverman & Son, 3,432 Broadway.
151st, 601 West. Washington Irving. $780.
F. R. Wood, W. H. Dolson Co., B'way, 144th.
151st St., 603 West. Washington Irving. $780.
F. R. Wood, W. H. Dolson Co., B'way-80th.
151st St., cor. B'way. Northold. $950-$1,175.
Superintendent on premises.
152d, Riverside Dr., 745. The Onondaga. $840.
L. J. Phillips & Co., 3,787 B'way.
153d St., 445 West. Kingshaven. $720-$780.
Berlin Renting Agency, 3,883 Broadway.
153d, 440 West. Heathfield. $600-$648.
Knap & Wasson Co., 4,249 Broadway.
158d St., 534 West. $420.
Knap & Wasson Co., 4,249 Broadway.
155th, Riverside Dr., 780. Vauxhall. $1,200.
Bert G. Faulhaber & Co., B'way & 156th.
156th, 601 W. cor. Bwy. Hispania Hall. $720.
Bert G. Faulhaber & Co. Bway & 156th.
157th St., 522 West. Amazon. $700-$750.
Berlin Renting Agency, 3,883 Broadway.
157th St., 530 West. Orinda. $696-$750.
Berlin Renting Agency, 3,883 Broadway.
158th St., 503 West. $276-$300.
Knap & Wasson Co., 4,249 Broadway.
158th, 600 West. The Lafayette. $510.
Bert G. Faulhaber & Co., Bway & 156th.
159th St., 521 West. Normel. $450.
Norman Denzer, 3,816 Broadway.
159th, Bway, 3,510. Knowlton Court. $720.
Norman Denzer, 3,816 Broadway.
160th St., 560 West. Cheeknoll. $480-$576.
Everett M. Seixas Co., 507 5th Av.
160th, Ft., Wash. Av., 25. $660-$900.
Pease & Elliman, 340 Madison Av.
160th, Ft. W. Av., 35. Daytona Ct. $360-$875.
Schindler & Liebler, 3,929 Broadway.
160th, Ft. Wash. Av., 38. The Plymouth. $924.
Bert G. Faulhaber & Co., B'way & 156th.
161st St., Ft. Washington Av., 65. $780-$840.
Berlin Renting Agency, 3,883 Broadway.
162d St., 516, West. $420.
Moore & Schutte Co., 1,465 Amster. Av.
162d St., 535 West. Waldeck. $504.
Norman Denzer, 3,816 Broadway.
162d, cor. Broadway, Newcastle. $720-$780.
Berlin Renting Agency, 3,883 Broadway.
162d, cor. Ft. Wash. Av. Cheshires. $780-$840.
Berlin Renting Agency, 3,883 Broadway.
162d St., B'way, 3,875. The Alfredo. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
163d, cor. Broadway, St. Ermius. $660-$720.
Berlin Renting Agency, 3,883 Broadway.
163d, St. Nicholas Av., 1,061. Florida. $660.
Norman Denzer, 3,816 Broadway.
164th St., 542 West. The Claymont. $378.
Bert G. Faulhaber & Co., Bway & 156th.
164th St., B'way, 5,515. Richmond Ct. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
169th St., 558 West. The Sherwood. $570.
Bert G. Faulhaber & Co., Bway & 156th.
172d St., 601 West. Whitehouse. $540-$600.
Nehring Company, 1,278 St. Nicholas Av.
173d St., Audubon Av., 155. Dawson. $660.
Norman Denzer, 3,816 Broadway.
173d, Audubon Av., 165, Algonac. $480-$600.
Nehring Company, 1,278 St. Nicholas Av.
174th, 590 W. Stratford Avon H. $540-$600.
Nehring Company, 1,278 St. Nicholas Av.
175th St., 506 West. Rutherford. $480-$540.
Louis Schiechter, 217 West 110th St.
176th St., 506 West. $384.
F. R. Wood, W. H. Dolson Co., B'way-80th
177th St., 717 West. Rotherwood. $600-$660.
Knap & Wasson Co., 4,249 Broadway.
177th St., 601 West. Blenheim Court. $770.
Superintendent on premises.
177th, Audubon Av., 228. Valentine C. $540.
Bert G. Faulhaber & Co., B'way, 156th.
177th, Audubon Av., 240. Barney Court. $540.
Bert G. Faulhaber & Co., B'way, 156th.
177th, Ft. Wash'n Av., 385. Annadale. $780.
Knap & Wasson Co., 4,249 Broadway.
178th St., 501 West. St. Thomas. $576-$660.
Knap & Wasson Co., 4,249 Broadway.
178th St., 718 West. Inglewood. $600-$660.
Knap & Wasson Co., 4,249 Broadway.
178th, Audubon Av., 248. Jeanette C. $456.
Bert G. Faulhaber & Co., B'way, 156th.
178th, Ft. W. Av., 360. Bellcourt. $720-$750.
Knap & Wasson Co., 4,249 Broadway.
179th St., 529 West. Tennyson. $540-$570.
Knap & Wasson Co., 4,248 Broadway.
179th St., 560 West. $600.
Charles F. L. Huston Co., 15 East 40th St.
179th St., 701 West. Heatherdell Court. $780.
Knap & Wasson Co., 4,249 Broadway.
179th St., 839 West. Marie. $552-$576.
Knap & Wasson Co., 4,249 Broadway.
179th St., 843 West. Amphi. $576.
Knap & Wasson Co., 4,249 Broadway.
179th, 50-60 North. Av. Hudson C'tera. $624.
B. G. Faulhaber & Co., B'way & 156th St.
180th St., 561 West. Fort Tryon. $600.
J. E. Whitaker, 3,108 Broadway, at 14th
180th, 600 W., cor. B'y. The Broadmoor. $540.
B. G. Faulhaber & Co., B'way & 156th St.
180th St., 700 West. Ravenwood. $720-$780.
Knap & Wasson Co., 4,249 Broadway.
180th St., 715 West. Stanleigh. $540.
Knap & Wasson Co., 4,249 Broadway.
180th St., 719 West. Tilbury Court. $600-$660.
Knap & Wasson Co., 4,249 Broadway.
180th St., 805 West. $720.
Pease & Elliman, 340 Madison Av.
180th St., 820 West. The Allorie. $468.
B. G. Faulhaber & Co., B'way & 156th St.
180th St., 808-816 Riverd Av. Manor. $900-$1,0...
Knap & Wasson Co., 4,249 Broadway, or

181st St., 605 West. Charade. $600-$660.
Nehring Company, 1,278 St. Nicholas Av.
181st, 714 West. De Koven. $720-$780.
Knap & Wasson Co., 4,249 Broadway.
181st, Ft. Wash. Av., 622. Dacora Dwgs. $720.
Superintendent, on premises.
181st, cr. Pinehi'st Av. Warring'n H. $600-$784
McDowell & McMahon, 1,429 St. Nich. Av.
182d St., 630 West. $900.
Nehring Company, 1,278 St. Nicholas Av.
184th St., 524 West. Andover. $552-$600.
Knap & Wasson Co., 4,249 Broadway.
184th St., 589 West. The Jonecha. $480.
B. G. Faulhaber & Co., B'way & 156th St.
187th St., 613 West. Crest View. $540.
Norman Denzer, 3,816 Broadway.

SEVEN ROOMS.

Washington Sq., 20. The Washington. $1,800.
D. Robinson-C. Brown Co., 14 Wall St.
24th St. 215-221 West. Cobourg. $540.
Peal & Reese, 2 Rector St.
35th St., 145 East. $1,000.
Chas. F. Huston Co., 15 East 40th St.
85th St. and 7th Av. The Wyoming. $2,200.
Potter & Brother, 30 East 42d St.
89th, 207 W., B'way. Winfield. $1,350-$1,500.
Moore & Wyckoff, 546 5th Av.
94th St., 527 West. $720-$1,000.
H. M. Pope, 527 West 125th St.
97th St., 421 West. West Park. $660-$840.
Slawson & Hobbs, 162 West 72d St.
99th St., 24 West. Milton. $900.
V. R. Bracher, 2,010 Broadway.
101st St., 23 West. $660-$720.
Samuel H. Martin, 1,974 Broadway.
101st St., 121 West. $960.
Slawson & Hobbs, 162 West 72d St.
104th St., 17 West. Harpsichord Hall. $2,500 to $3,000.
Superintendent on premises.
105th St., 106 West. The Beatrice. $384 up.
Superintendent on premises.
108th St., 1 West. Raymore. $1,800.
Hugo Bing, 119 West 40th St.
108th St., 9 West. Vera. $1,260.
F. R. Wood, W. H. Dolson Co., B'way-80th
109th St., 73 West. $900.
Superintendent on premises.
109th St., 1 West. Cor. C. P. W. $1,200.
Slawson & Hobbs, 162 West 72d St.
111st St., 171 West. Dorfilton. $2,400.
F. R. Wood, W. H. Dolson Co., B'way-80th
111st St.,C'tral P. W. 106-10. Barnard. $1,600.
F. R. Wood, W. H. Dolson Co. B'way-80th
113d St., 48 West. Westport. $1,200.
Fred'k Zittel & Sons, 2,211 Broadway.
114th St., 202 West. Loring. $720.
J. E. Whittaker, 2,108 Broadway.
115th St., 170 West. Wachusett. $660-$840.
F. R. Wood, W. H. Dolson Co., B'way-80th
115th St., 57 West. $1,400-$1,800.
Slawson & Hobbs, 162 W. 72d St.
115th St., 325 Amsterdam Av. $780.
Fred'k Zittel & Sons, 2,211 Broadway.
116th St., 235 West. $900-$1,100.
William R. Ware, B'way and 86th St.
117th St., 105 West. Wahnita. $600-$720.
Samuel H. Martin, 1,974 Broadway.
117th St., 172 West. $600-$660.
Everett M. Seixas Co., 507 5th Av.
118th St., 229 West. The Sanford. 1,950-$2,300.
Paterno Bros., Inc., 601 West 115th St.
119th St., 230 West. The Rexford. $1,950-$2,300.
Paterno Bros., Inc., 601 West 115th St.
119th St., 150 West. Dorset. $1,800.
E. A. Levy, 505 8th Av.
119th St., 127 West. $1,700.
W. W. Skinner, 2 West 45th St.
119th St., 302-306 West. $1,000-$1,200.
Manager on premises.
119th St., 315-321 W. Magnolia. $1,100-$1,150.
Nathan D. Stern, 315 West 119th St.
119th St., 316 West. $1,700.
Edwin S. Brickner, 303 West End Av.
120th St., 159 West. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
120th St., 306 West. $1,100-$1,400.
Fred'k Zittel & Sons, 2,211 Broadway.
122d St., 107-109 West. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
122d St., West End Av., 465. $2,300.
Chas. F. Huston Co., 15 East 40th St.
122d St., West End Av., 451. $780-$1,200.
Fredk. Zittel & Sons, 2,211 Broadway.
123d, 1 W. La Grange. $1,000-$1,300.
Slawson & Hobbs, 162 West 72d St.
123d St., 238 West. Anudon. $1,000 to $1,350.
Robinson-Brown Co., 14 Wall St.
123d St., 262 West. $1,200.
F. R. Wood, W. H. Dolson Co., B'way-80th
123dSt.,W.E.Av.,472. The Belvoir.$1,800-$2,000.
F. R. Wood, W. H. Dolson Co., B'way-80th
123d, 325 W. Devonshire. $900-$1,000.
Slawson & Hobbs, 162 West 72d St.
124th St., 21 West. $600 to $720.
Superintendent on premises.
124th St., Riverside Drive, 120. $1,500.
W. R. & J. M. Stewart, 120 Riverside Dr.
124th St., 318 West. $1,000.
William R. Ware, B'way & 86th St.
124th St., W.E.Av., 495. The Hohens'rn. $1,800.
F. R. Wood, W. H. Dolson Co., B'way-80th
125th St., 77 West. Carlyle. $1,200.
F. R. Wood, W. H. Dolson Co., B'way-80th
125th St., 219 West. $720.
Pease & Elliman, Agents, 340 Madison Av.
125th St., 109 West. $900.
Slawson & Hobbs, 162 West 72d St.
125th St., 208 West. $660.
Slawson & Hobbs, 162 West 72d St.
125th St., 349 West. $900.
Slawson & Hobbs, 162 West 72d St.
125th St., 352 West. Lancaster. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th
125th St., W. E. Av., 525. $2,700.
Mark Rafalsky & Co., 527 5th Av.
126th St., 1 West. Rossleigh Court. $2,600.
F. R. Wood, W. H. Dolson Co., B'way-80th
126th, 151 and 161 West. $1,850.
A. L. Mordecai & Son, 250 East 42d St.
126th St., 257 West. $2,750.
Paynes McL. Merrill Co., Inc., 9 E. 44th.
126th St., & Broadway. Belnord. $2,100.
F. R. Wood, W. H. Dolson Co., B'way-80th
127th, 166-168 W. La Jacquetta. $1650-$1900.
Slawson & Hobbs, 162 West 72d St.
127th St., 209 West. Corinseca. $840.
F. R. Wood, W. H. Dolson Co., B'way-80th
127th, Cent. Pk. W., 262. Cascade. $1,500 up.
F. R. Wood, W. H. Dolson Co., B'way-80th
128th St., 256 West. Metropolitan. $1200-$1400
A. A. Herrman, 250 West 88th St.
128th St., 64-66 West. $660.
F. R. Wood, W. H. Dolson Co., B'way-80th
129th St., 251 West. Admaston. $1,700.
Morewood Realty Holding Co., 71 B'way.
129th St., 267 West. Runois. $1,700-$1,800.
Fred'k Zittel & Sons, 2,211 Broadway.
130th St., 258 West. Cornwall. $1760-$1980.
Slawson & Hobbs, 162 West 72d St.
131st St., 153 West. $624.
F. R. Wood, W. H. Dolson Co., B'way-80th
131st St., Central Park West, 315. $1750-$2000
R. A. Levy, 505 5th Av.
132d St., 4 West, near C. P. West. $660-$1000
Slawson & Hobbs, 162 West 72d St.
132d St., 77-79 West. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
132d St., 214 West. St. James. $1,200-$1,350.
Lewis R. Preston, Inc., 105 Broadway.
132d St., 224 West. Normandie. $1,500-$1,700.
Lewis R. Preston, Inc., 105 Broadway.
132d St., 14 West, near C. P. W. $1060-$1100.
Slawson & Hobbs, 162 West 72d St.
132d St., 252 West. The Augusta. $660-$900.
Slawson & Hobbs, 162 West 72d St.
132d St., 294 West. $1,000 to $1,150.
W. W. Skinner, 2 West 45th St.
132d St., 304 West. Rose W. F. Av. $1,200.
Slawson & Hobbs, 162 West 72d St.
133d St., 17-23 West. Portmore. $1,500.
F. R. Wood, W. H. Dolson Co., B'way-80th
133d St., 316 W. The Riverview. $1,000-$1,200.
M. H. Quillard Co., 1,500 Broadway.
134th St., 208 West. The Alpha. $1,000-$1,200.
F. R. Wood, W. H. Dolson Co., B'way-80th
135th St., 206 West. Claredon. $720-$900.
V. R. Bracher, 2,010 B'way.
135th, Riv. Dr., 227. The Hudson. $960-$1,100
Harry E. Hayes, 100 East 42d St.
135th, n. w. cor. Park Av. Van C't'l'dt. $1,600.
Leroy Coventry, 156 West 72d St.
135th St., Riverside Drive, 223. $1,050.
Rose & Calhoun, B'way & 72d St.
136th St., 36 West. $1,200.
J. Edgar Leaycraft & Co., 30 East 42d St.
137th St., 215 West. $1,140.
Earle & Calhoun, B'way & 72d St.
137th St., Central Park West, 315. $1750-$2000
Slawson & Hobbs, 162 West 72d St.
137th St., 220 West. Stuart Arms. $1,600.
Jos. N. Encebal, 220 West 98th St.
137th, 230 W., The Wilmington. $1,100-$1,400
Jos. N. Encebal, 220 West 98th St.
137th, 305 W., near Riverside. Vera. $600.
Slawson & Hobbs, 162 West 72d St.
138th St., 220 West. The Borchardt. $1,700.
Jos. N. Encebal, 220 West 98th St.
138th St., 315 West. Radnor Court. $1,400.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
138th St., 322 West. Idalia View. $1,200.
Hugo Bing, 119 West 40th St.
139th St., 27 W., n. w. cor. Lenox Av. Belmont. $1,400
Slawson & Hobbs, 162 West 72d St.

Tel., 6410 Bryant **BING & BING** 119 West 40th

For Rent from Oct. 1st. Immediate Occupancy Can Be Arranged.

The Stanwood
321 West 55th St.
3 & 4 Rooms & Bath
Fully Equipped Kitchens.
Living Room about 19 ft. square.
Unfurnished, $62.50 to $90.
Furnished, $77.50 to $110.

12 West 69th St.
Near Central Park West.
1 Room Studio and Bath, $720
4 Rooms and Bath, $1,400.
Exceptionally Large and Light.

970 Park Av.
Corner 83d St.
4 Rooms and Bath, $1,100.
5 Rooms and 2 Baths, $1,500.
Suitable for physicians; private street entrance.

Strand View
309 West 99th St.
Bet. West End Av. and Riverside Drive
3 Rooms and Bath and Kitchenette
Rental $60 Per Month.

The Poinciana
434 West 120th St.
Cor. Amsterdam Av., opposite Columbia University, overlooking the campus.
2, 3 & 4 Rooms
Kitchens and Kitchenettes.
Unfurnished, $40 to $70.
Furnished, $50 to $85.

The Dearborn
350 West 55th St.
1, 2, 3 & 4 Rooms
Kitchens and Kitchenettes.
Unfurnished, $30 to $80.
Furnished, $37.50 to $97.50.

The Garland
580 St. Nicholas Av., cor. 139 St.
New Building. All Rooms Large and Light.
2, 3 & 4 Rooms
Kitchens, Kitchenettes.
Rental, $27.50 to $45.00.
Furnished, $37.50 to $60.00.

The Whitestone
609 West 127th St.
Bet. Broadway and Riverside Drive.
2 & 3 Rooms
and Bath and Kitchenettes.
All Night Elevator and Tel. Service.
$25 to $37.50.

Satisfactory references absolutely indispensable.
SUPERINTENDENT ON PREMISES AT EACH HOUSE.

410 Park Ave.

CORNER 55th Street. New 12-Story Apartment House. Renting Agent on premises. Elevators now running. 12, 14 & 19 Rooms. 3, 4 & 8 Baths. 72% Rented. Rents $4,000 to $11,000. Booklet with floor plans mailed upon request.

Living room 21x32.6
Dining room 21x32.6

Estate of Ogden Goelet, Owner,
9 West 17th St., Dept. 2.
Phone 3460 Chelsea.

Moore & Wyckoff, Agents,
546 Fifth Ave., Dept. 2.
Cor. 45th St. Phone 1265 Bryant.

George Rosenfeld Co. Inc.
51 E. 42d St. Phone 1886 Murray Hill.

Lasanno Court 207 W. 79th St.
(79th St. Subway Station)
An imposing, artistic, fireproof building.
8 Rooms, 2 Baths $1,800
7 Rooms, 2 Baths 1,650
7 Rooms, 1 Bath 1,450
6 Rooms, 1 Bath 1,200
Extra rooms for servants if desired.

The Ridgewood Cor. B'dway and 107th St.
Ideally located on Straus Square.
7 Rooms, 1 Bath $1,200

The Mansfield Cor. B'dway and 149th St.
Simple, dignified, substantial, homelike.
7 Rooms, 1 Bath $720
6 Rooms, 1 Bath 720
5 Rooms, 1 Bath 540

CORNER APARTMENTS

8 Rooms,	1744 Broadway, 56th St.,	$1000—$1700
7 & 8 Rooms,	1 W. 102d St. (Central Pk. W.),	$720—$1020
7, 8, 9 Rooms,	71 East 96th St. (Park Av.),	$1000—$1400
8 Rooms,	571 Park Av., 63d St.,	$1800

These buildings have elevators, hall service, telephones, etc.

See Superintendent on premises, or

J. Edgar Leaycraft & Co.,
30 East 42d Street

MANHATTAN—West Side.

THE ANNAMERE
600 WEST 113TH ST.
Between Riverside Drive and Broadway; one block from 116th Street Subway station. Best value in the city.
7 rooms & bath: rents $960-$1,200
5 rooms & bath: rent ... 1,200

THE MARKENFIELD
605-611 WEST 113TH ST.
Overlooking the Hudson.
6 rooms & bath: rents $1,200
5 rooms & bath: rents $1,000
4 rooms & bath: rents $900

THE LUCETINE
39 WEST 96TH ST.
High class fireproof building between Central Park West and Columbus Av.; express subway station at 96th St.; 7 rooms and bath; all large outside rooms; rent $1,200.

LEROY COVENTRY,
156 West 72d St.

MANHATTAN—West Side.

Northwest **86th St.** Corner
Central-Park-West
"LIVINGSTON"
Quality and Location Unexcelled
9 Rooms, 2-3 Baths
Incl'd'g electr. light
$2,000 & up.
Supt. on premises.

THE WEST POINT
326 West 86th St. and Riverside Drive.
HIGH-CLASS HOUSE.
Subway express 86th St.; all night elevator.
5 rooms, $50-$60 | 6 rooms, $55-$65

MANHATTAN—WEST SIDE.

SEVEN ROOMS.

90th, W. E. Av. 801. Ben't'n So. $1,600-$1,800.
Fred'k Zittel & Sons, 2,211 Broadway.
90th, Riv'side Dr. Glen Cairn. $1,600-$1,700.
Berlin Renting Agency, 3,883 Broadway.
90th, s. e. cor., Riverside Dr. Clifden. $1,500.
Calder, Nassoit & Lanning, B'way-105th.
101st St., 1 West. $720.
Electus T. Backus, 2,309 Broadway.
101st St., 251 West. Dorothea. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
101st St., 241 West. Ackerly. $1,200 to $1,300.
G. Schwegler, 3,507 B'way.
101st St., 841 W. E. Av. Rivmford. $780-$900
Slawson & Hobbs, 162 West 72d St.
101st, W. E. Av., 839. Croston. $1,000-$1,100.
Goodale, Perry & Dwight, 1,133 B'way.
101st St., Central Park West, 414. $720.
Electus T. Backus, 2,309 Broadway.
101st St., C. Pk. W., 416. The Braender. $1,000.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
102d, n. w. cor. Cent. Pk. W., Melba. $720.
J. Edgar Leaycraft & Co., 30 East 42d St.
102d St., 330 West. Rockledge Hall. $1,000.
Calder, Nassoit & Lanning, B'way-105th.
103d St., 126 West. $624.
S. T. Foote, 126 West 103d St.
103d St., 202 W. St. Thomas Apt. $540-$600.
J. A. Gearty, 202 West 103d St.
104th St., W. End Av., 835. Mentone. $1,800-$2,300. Paterno Bros., Inc., 601 West 135th.
105th St., Cent. Pk. W., 448. Greenwich. $750.
F. R. Wood, W. H. Dolson Co., B'way-80th.
105th St., Central Park W., 448. $900-$1,100.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
105th St., 220 West. $800.
D. Robinson, C. S. Brown Co., 14 Wall St.
105th St., W. End Av., 924, Cleburne. $1,800.
L. J. Phillips & Co., 156 Broadway.
106th, 232 West. Raymore Court. $1,650.
Berlin Renting Agency, 3,883 Broadway.
107th St., cor. B'way. The Ridgewood. $1,200.
George Rosenfeld Co., Inc., 51 E. 42d St.
107th, 210-220-230 W. Ivy Courts. $840-$900.
Manager on premises.
107th St., 233 West. Ostend Court. $800-$850.
Louis Schlechter, 217 West 110th St.
107th St., W. End Av., 955, Waumbec. $1,400.
Lewis M. Thiery, B'way, s. w. cor. 107th.
Cor. 108th St., 478 Central Park West. $840 up. Apply Superintendent on premises.
109th St., B'way., 2,729-2,730. $570 to $600.
Robinson & Brown, 14 Wall St.
110th St., 137 West. $560-$600.
Louis Schlechter, 217 West 110th St.
110th St., 204 West. Amherst. $1,800.
Bing & Bing, 119 West 40th St.
110th St., 210 West. Cortlandt. $1,500-$1,600.
Slawson & Hobbs, 162 West 72d St.
110th St., 500 West. $1,200.
Earle & Calhoun, B'way & 72d St.
110th St., 515 West. $1,200.
Earle & Calhoun, B'way & 72d St.
110th St., 527 West. Britannia. $1,250-$1,400.
Mark Rafalsky & Co., 527 5th Av.
110th St., 601 West. H. Hudson. $1,500-$2,000.
American R. E. Co., 601 West 110th St.
110th, Cath. P'way, 32. Cath. C't. $600-$660
Louis Schlechter, 217 West 110th St.
110th St., Cathedral Parkway, 712. $1,500.
Electus T. Backus, 2,309 Broadway.
111th St., 140 West. $480.
F. R. Wood, W. H. Dolson Co., B'way-80th
111th St., 241 West. Cedarhurst. $720.
Norma Denser, 3,816 B'way, at 156th.
111th St., 518 W. Trinity Court. $1,000-$1,100.
S. D. Davis, 131 E. 23d St.
111th St., 528 West. The Ramona. $1,100.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
111th St., 545 West. Rockfall. $1,400-$1,600.
Charles E. Hames, resident manager.
112th St., 200 West, Lordholm. $900-$780.
Louis Schlechter, 217 West 110th St.
112th St., 521 West. $1,175.
Chas. P. Huston Co., 15 East 40th St.
112th St., 522 West. $1,200.
Chas. P. Huston Co., 15 East 40th St.
112th St., 605 West. $1,150.
Chas. P. Huston Co., 15 East 40th St.
112th St., 611 West. $1,100.
Chas. P. Huston Co., 15 East 40th St.
112th St., 601 West. Claremont Hall. $1,100.
Firm L. J. Carpenter, 25 Liberty St.
112th St., 539 W. The Phaeton. $1,300-$1,400.
Thomas J. O'Reilly, B'way & 100th St.
112th, Riv. Dr., 400. Fowler C't. $1,200-$1,500.
Calder, Nassoit & Lanning, B'way & 105th.
112th St., 7th Av., 842. Littleton. $480-$540.
Louis Schlechter, 217 West 110th St.
113th St., 200 West. Nordica. $900.
J. H. Steljes, 200 West 113th St.
113th, 520 W. The Quidnet. $1,140-$1,200.
Thomas J. O'Reilly, B'way & 100th St.
113th St., 600 West. The Allerton. $1,000.
Gibbs & Kirby, Broadway and 103d St.
113th, 601 West. Forrest Chambers. $1,100.
Morewood Realty Holding Co., 71 B'way.
113th St., 622 West. Victor Hall. $1,100-$1,200.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
113th, 562 W., c. B'y. Y'kshire. $1,500-$1,600.
Slawson & Hobbs, 162 West 72d St.
114th St., 320 West. San Maria. $1,100-$1,300.
Paterno Bros., Inc., 601 West 115th St.
114th St., 508 West. Arizona. $1,100-$1,300.
Paterno Bros., Inc., 601 West 115th St.
114th St., 514 West. Tennessee. $1,100-$1,300.
Paterno Bros., Inc., 601 West 115th St.
114th St., Riverside, 420. Hamilton. $1,600.
Slawson & Hobbs, 162 West 72d St.
115th St., 601 West. The Regnor. $1,400-$1,900.
Paterno Bros., Inc., 601 West 115th St.
115th St., 609 West. $1,000.
Leroy Coventry, 156 West 72d St.
115th St., Riverside Drive, 421. $1,200.
Earle & Calhoun, B'way & 72d St.
115th, Morn'side Av., 14, Helen Ct. $720-$900.
G. Schwegler, 3,507 Broadway.
115th St., 629 West. Waramaug. $1,200.
Robinson-Brown Co., 14 Wall St.
116th St., 600 West. Rexor. $1,800-$2,000.
Slawson & Hobbs, 162 West 72d St.
116th St., 616 West. $1,100.
Earle & Calhoun, B'way & 72d St.
116th St., 620 West. $1,200.
Earle & Calhoun, B'way & 72d St.
116th St., Claremont Av., 15. $1,450.
Earle & Calhoun, B'way & 72d St.
116th St., Riv. D., 440. Paterno. $1,500-$1,650.
Durham Realty Co., 200 5th Ave.
116th St. Nich. Av., 121. El Nico. $720-$1,000.
Louis Schlechter, 217 West 110th St.
116th St., Riverside Drive, 450. $1,200.
Chas. P. Huston Co., 15 East 40th St.
116th St., Riv'side Drive, 527. Ardelle. $1,000.
Gibbs & Kirby, Broadway and 103d St.
116th St., C'rem't Av., 21. Sophomore. $1,100.
Paterno Bros., Inc., 601 West 115th St.
116th St., C'm't Av., 39-41. Campus. $1,400-$1,650. Paterno Bros., Inc., 601 W. 115th.
116th, Riv. D., 460. Aqua Vista. $1,300-$1,500.
Paterno Bros. Inc., 601 West 115th St.
110th, Riv. D., 464. Monte Vista. $1,300-$1,500
Paterno Bros., Inc., 601 West 115th St.
117th St., 262 West. Endymion. $600.
Wilcox & Shelton, 2,107 7th Av.
117th, C'mont Av., 29-31. Elton Hall. $1,200.
D. Robinson, C. S. Brown Co., 14 Wall St.
117th St. Nich., 7th Avs. The Hamptons. $540.
A. L. Cordecal & Sons, 30 East 42d St.
118th, 430 W. Hague Court. $900-$1,000.
W. Alanson Alexander, 503 5th Av.
118th, M'side Av., 40. M'side P. A. $800-$1,020.
H. C. Coleman, 40 Morningside Av.
119th St., 371 West Towers. $600.
Everett M. Selmz Co., 507 5th Av.
119th, M'g'de Av., 34. M. Pk. Apts. $940-$1,020.
H. C. Coleman, 50 Morningside Av.
119th, Claremont Av., 40. Barleford. $1,200.
Slawson & Hobbs, 162 West 72d St.
119th St., M'ngside Drive, 90. St. Valier. $1,350.
Slawson & Hobbs, 162 West 72d St.
120th St., 372 West. Towers. $504-$600.
Everett M. Elmes Co., 507 5th Av.
121st, M'gside Dr., 106, Janus Ct. $840-$1,200.
Calder, Nasmoit & Lanning, B'way, 105th.
121st St., 429 West. Bryn Mawr. $840-$900.
Louis Schlechter, 217 West 110th St.
122d St., Morn-side Av., 92. Latham Ct. $960.
Porter & Co., 156 West 125th St.
124th St., 533½ West. $720.
Derschuch & Co., 150 Broadway.
125th, Riverside Dr., 524. London Arms. $720.
W. W. Skinner, 2 West 45th St.
127th St., River. Dr., 525. Ulysses Ct. $840.
I. Willis, 125 West 116th St.
128th St., 75-77 West.
Derschuch & Co., 150 Broadway.
129th St., 60 West. Smithsonian. $600-$720.
Robert Levers, 270 Lenox Av.
129th, St. Nich. Ter., 41. Ter. Vw. $840-$900.
Manager on premises.
124th St., 660 West. $420.
Schindler & Liebler, 3,929 B'way.
135th, River. Dr., 375. West 1't. Ct. $600-$660.
Thomas J. O'Reilly, B'way & 105th St.
135th St., 227 West. $420-$480.
Robert Levers, 270 Lenox Av.
135th St., 535 West. St. Evora. $840-$900.
Frederick Zittel & Sons, 2,211 B'way.
135th St., 536 West. Los Amoyos Ct.
D. Robinson, C. S. Brown Co., 14 Wall St.
135th St. & River. Dr. St. Francis Ct. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
136th, cor B'way. The Hudson-Fulton. $1,000.
A. L. Mordecai & Son, 30 East 42d St.
136th, Riv. Drive, 587. Beaconsfield. $1,080.
E. A. Levy, 505 5th Av.
138th St., 606 West. Stockbridge. $720-$840.
Slawson & Hobbs, 162 West 72d St.
139th St., 640 West. Linlithgow. $720-$900.
Calder, Nasmoit & Lanning, B'way, 105th.
140th St., 556 W. Westbourne Ct. $900-$1,100
C. M. Silverman & Son, 3,432 Broadway.
140th St., & B'way. Ellersle Ct. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
140th St., Hamilton Pl., 61. Talladega. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
141st St. & B'way. Ellersle Ct. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
141st St., 216 West. $5,200.
R. B. Stoutenburgh, 9 Clifton St., Newark.
141st St., 630 W. Greyston Court. $1,250-$1,800.
Slawson & Hobbs, 162 West 72d St.
142d st., 607, West. The Benair. $720-$1,000.
Slawson & Hobbs, 162 West 72d St.
142d St., 605 W. Adeline Court. $780.
F. R. Wood, W. H. Dolson Co., B'way-80th.
145d, Conv't Av., 510. Hamil'n Grange. $1,000
F. R. Wood, W. H. Dolson Co., B'way-80th.
144th St., 530 W. Sylvia Hall. $780.
F. R. Wood, W. H. Dolson Co., B'way-80th.
144th St., cor. B'way. Dallas Court. $1,020.
F. R. Wood, W. H. Dolson Co., B'way-80th.
144th, cor. River Dr. Gracehuil Ct. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
145th, cor. River. Drive. Deerfield. $1,500.
F. R. Wood, W. H. Dolson Co., B'way-80th
147th St., 547-553 West. Buckham Pal. $840.
Superintendent on premises.
147th St., 546 W. Douglas Court. $780-$900.
Calder, Nassoit & Lanning, B'way & 105th.
148th St., 402 West. $600.
Pease & Elliman, Agents, 340 Madison Av.
148th St., 412-420 West. $1,000 up.
Manager on premises.
148th St., 506 West. The Branford. $480.
B. G. Faulhaber & Co., B'way & 156th St.
148th St., 700 Riverside Drive. $1,200-$1,400.
Calder, Nassoit & Lanning, B'way & 105th.
149th St., 2,609 B'way. Riverview Court. $720.
Du Bois & Taylor, 2,555 Broadway.
149th St. & B'way. The Wallace. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th
149th St., cor. B'way. The Mansfield. $900.
George Rosenfeld Co., Inc., 51 East 42d St.
150th St., 525 Riverside Drive. $1,000.
B. G. Faulhaber & Co., B'way & 156th St.
150th, cor. B'way, Southold. $1,150-$1,250.
Superintendent on premises.
150th, Convent Av., 462-74. Kenway. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
151st St., 409 West. $600 to $900.
Frederick Zittel & Sons, 2,211 B'way.
151st St., 555 W. Kensington Ct. $850-$900.
C. M. Silverman & Son, 3,432 Broadway.
151st, cor. B'way. Northold. $1,150-$1,250.
Superintendent on premises.
152d St., 745 Riverside Drive. $840.
L. J. Phillips & Co., 3,787 Broadway.
152d St., 526 West. $480.
Knap & Wasson Co., 4,249 Broadway.
155th St., 780 Riverside Drive. $1,250.
B. G. Faulhaber & Co., B'way & 156th St.
156th St., 601 West. Hispania Hall. $840.
Bert. G. Faulhaber & Co., B'way & 156th.
157th St., 552 West. Amaco. $816-$870.
Berlin Renting Agency, 3,883 Broadway.
159th St., 461 West. Alberta. $840.
Norman Denser, 3,816 Broadway.
159th St., Broadway, 3,816. $1,000.
Norman Denzer, 3,816 Broadway.
160th St., 555 West. $780.
Norman Denzer, 3,816 Broadway.
160th St., Ft. Washington Av., 25. $840-$900.
Pease & Elliman, Agts., 340 Madison Av.
161st St., Fort Washington Av. 63. $1,000.
Berlin Renting Agency, 3,883 Broadway.
162d St., 565 West. Carolyn Court. $840.
F. R. Wood, W. H. Dolson Co., B'way-80th
162d St., B'way, 3,875. The Alfredo. $840.
F. R. Wood, W. H. Dolson Co., B'way-80th.
162d St., 615 West. $840.
L. J. Phillips, 3,787 Broadway.
162d, cor. Broadway. Newcastle. $840-$900.
Berlin Renting Agency, 3,883 Broadway.
163d, Ft. Wash. Av. Chesburne. $1,000.
Berlin Renting Agency, 3,883 Broadway.
163d St., 600 W. Balmoral Court. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
163d St., St. Nicholas Av., 1,661. $780.
Norman Denzer, 3,816 Broadway.
165th St., 540 West. $645-$780.
Nehring Co., 1,278 St. Nicholas Av.
165th St., 600 W. Hamlet Court. $800-$1,100.
Schindler & Liebler, 3,929 B'way.
170th St., 615 West. $800-$960.
L. E. Bates, owner, 615 West 170th St.
170th St., cor. Audubon Av., 219-225. $720.
Slawson & Hobbs, 162 West 72d St.
170th St., Audubon Av., 220. $540.
Bert G. Faulhaber & Co., B'way & 156th.
177th, 717 West. $720-$780.
Knap & Wasson Co., 4,249 Broadway.
177th St., Ft. Wash'n Av. 385. $800-$960.
Knap & Wasson Co., 4,249 Broadway.
178th St., 501 West. $900-$720.
Knap & Wasson Co., 4,249 Broadway.
178th St., 718 West. Inglewood. $720-$780.
Knap & Wasson Co., 4,249 Broadway.
178th St., Ft. Wash. Av., 395. Bellec't. $780-$900.
Knap & Wasson Co., 4,249 Broadway.
178th St., Ft. Wash. Av., 393. Bellect. $840-$960.
Knap & Wasson Co., 4,249 Broadway.
179th St., 701 West. Heatherdell Court. $840.
Knap & Wasson Co., 4,249 Broadway.
180th St., 561 West. The Fost Tryon. $756.
J. E. Whitaker, 2,108 Broadway, at 74th.
180th St., 600 West. The Swampscott. $900.
B. G. Faulhaber & Co., B'way and 156th.
180th St., 716 West. Stanleigh. $600-$660.
Knap & Wasson Co., 4,249 Broadway.
181st, s. w. cor. Northern Av. Fort View. $840.
Superintendent, on premises.
181st, cor. Pinehurst. Warrington Hall. $840.
McDowell & McMahon, 1,429 St. Nich. Av.
181st St., 606 West. Claredn. $720-$840.
Nehring Co., 1,278 St. Nicholas Av.
181st, Ft. Wash. Av., 452. Dacorn Dws. $840
Superintendent, on premises.
191st, cor. St. Nich. Av. Bonny Castle. $720.
McDowell & McMahon, 1,429 St. Nich. Av.
192d cor. St. Nich. Av. Highland Court. $720.
McDowell & McMahon, 1,429 St. Nich. Av.
192d St., Wads'h Av., 374 Strahe'a. $780-$840.
Knap & Wasson Co., 4,249 Broadway.
192d St., Wade'h Av., 385. Ben Nevis. $780-$900.
Knap & Wasson Co., 4,249 Broadway.
192d St., Wadsworth Av., 390. $780-$840.
Knap & Wasson Co., 4,249 Broadway.

EIGHT ROOMS.

111th St., 123 West. $1,350.
Pease & Elliman, Agents, 340 Madison Av.
59th St., 207 West. Winfield. $1,440-$1,500.
Moore & Wyckoff, 546 5th Av.
59th St., 125 West. $1,700.
Pease & Elliman, 340 Madison Av.
61st St., Cent. Pk. W., 13-15. $1,100-$1,800.
Cammann, Voorhees & Floyd, 84 William.
63th, 50 Cent. Park W. Prasada. $1,000.
Fredk. Zittel & Sons, 2,211 B'way, (79th.)
66th St., 58 C. P. W. Georgian Ct. $1,800-$2,100
Slawson & Hobbs, 162 West 72d St.
66th St., Cent. Park W., 65. $1,800 and up.
Superintendent, on premises.
68th St., 9 West. Vera. $1,600.
F. R. Wood, W. H. Dolson Co., B'way-80th
69th, C. P. W., 88, Brentmore. $2,250-$2,500.
Bing & Bing, 119 West 40th St.
69th St., 97 C. P. W. Pamlico. $1,500-$1,550.
Slawson & Hobbs, 162 West 72d St.
69th, Riv. Dr., 140 West. Arms. $2,750.
Pease & Elliman, 340 Madison Av.
71st St., 100 Cen. Pk. West. Barnard. $1,800.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
71st St., 171 West. Dorliton. $2,000.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
71st St., 320 West. Vernon. $1,100.
Slawson & Hobbs, 162 West 72d St.
72d St., 101 West. Charles. $1,300.
Frederick Zittel & Sons, 2,211 B'way.
72d St., 175 West. Van Dyck. $2,400.
Morewood Realty Holding Co., 71 B'way.
73d St., 170 West. Severn. $2,500.
Morewood Realty Holding Co., 71 B'way.
79th St., 100 West. The Viola. $720-$1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th
79th St., 117 West. Indiana. $1,300-$1,700.
Slawson & Hobbs, 162 West 72d St.
79th St., 172 West. $1,300.
Slawson & Hobbs, 162 West 72d St.
79th St., 174 West. $1,600.
Earle & Calhoun, B'way & 72d St.
79th St., 307 West. Lazanno Court. $1,800.
George Rosenfeld Co., Inc., 51 East 42d St.
80th St., 120 West. $780.
F. R. Wood, W. H. Dolson Co., B'way-80th
81st St., 251 West. The Forres. $1,200.
D. Robinson, C. S. Brown Co., 14 Wall St.
82d St., 167-169 West. $840.
F. R. Wood, W. H. Dolson Co., B'way-80th
82d St., 169 West. $720 to $840.
F. R. Wood, W. H. Dolson Co., B'way-80th
82d St., 234 West. De Witt. $1,000.
Lotus R. Slawson Co., 17 Madison Av.

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A FEW APARTMENTS FOR RENT
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EARLY INSPECTION IS ADVISED

Location	Rooms	Rents
525 WEST END AVE. *N. W. Cor. 85th St.* *To be let*—Only 1 Apartment 7 Rooms with 3 Bath Rooms *To sublet*—1 Apartment of 10 Rooms	7 and 10	$2,700 and $4,800
777 WEST END AVE. *S. W. Cor. 98th St.* **The Strafford**	8 and 10	$2,050 and $2,750
THE TURRETS 116 *Riverside Drive* South Corner 84th Street	10 and 11	$2,700 to $3,000
340 WEST 86TH ST. **The Netherlands** Bet. West End Ave. and Riverside Drive	8	$2,000 to $2,200
252 WEST 85TH ST. Bet. West End Ave. & B'way **NEW BUILDING** Occupancy August 1st	5 and 6	$1,150 to $1,500
315 WEST 89TH ST. Bet. West End Ave. and Riverside Drive **NEW BUILDING**	8	$2,300 to $2,900
527 WEST 110TH ST. **The Britannia** Between Subway and Elevated Stations	6 and 7 and 8	$1,200 to $1,500
HADDON HALL 596 *Riverside Drive* *South Cor. 137th St.* At Subway Station	6 to 9	$900 to $1,400
43 FIFTH AVE. *N. E. Cor. 11th St.* The only fireproof apartment building In Washington Square section	10	$2,000 to $3,500

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527 FIFTH AVENUE, at 44th Street
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Representatives at All Buildings

226-236 WEST 70th Street
Bet. Broadway & West End Ave.
Two New, High Class, Fireproof Elevator Apartments
Suites of 6-5-4 Rooms and Baths
Also 3 Rooms with Kitchenette
containing every improvement that is looked for in the modern type apartment
STRICTLY PRIVATE HOUSE STREET
RENTS MODERATE
Ready for Occupancy Aug. 1st
NOW OPEN FOR INSPECTION.

West End Ave., S. W. Cor. 78th St.

Situated in a very desirable residential neighborhood, private house section; recently completed.
For Lease
8 & 9 Rooms
3 Baths
Rental $2,750 to $3,250.
Exceptional Light and Air
Strictly Fireproof.
SUPT. ON PREMISES.
Tucker, Speyers & Co.,
435 5th Av. 2750—Murray Hill.

MANHATTAN—West Side.
WINFIELD
207 West 56th St.
Between Broadway & Seventh Av.
Modern Apartments
7 & 8 Rooms, with 2 Baths,
Extra Servants' Rooms,
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MANHATTAN—West Side.
1,836 SEVENTH AVENUE,
near West 111th St.
6 Rooms, Ground Floor,
Suitable for DOCTOR DENTIST DRESSMAKER
Also attractive
5 Rooms, $32—$35.
Convenient to Subway and L stations.
THE GERTRUDE,
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High-class apartments, 7, 6 rooms, bath; all improvements; elevator service. Rent, $600-$1,000. Decorations to suit. Superintendent on premises. Telephone Schuyler 6874.

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Broadway, 86th to 87th Street.

Absolutely fireproof structure. Magnificent entrances, richly appointed foyers. Private open-air garden (largest in the world). Apartments, 7 to 11 rooms, all outside rooms, with 2 to 4 baths. Large, light living rooms. Quiet, restful bedrooms. Plenty of closets. Refrigeration. Special service quarters. In fact, every facility, appointment and convenience that can be desired. Rentals, $2,100 to $6,500.

Inspection Invited.
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F. R. Wood, W. H. Dolson Co.
Agents
Broadway Cor. 86th Street.

The Van Dyck & Severn

72nd St.—Broadway—73rd St.
Subway Station at 72nd St.

High-class attractive apartments of

6 to 11 Rooms, 2 & 3 Baths
Rental $1,800 to $3,800

These apartments are absolutely fireproof and modern in every detail. All improvements, including refrigeration.

All rooms large and light, with abundant closet space.

Solid porcelain bathtubs with shower appliances.

There are no dumbwaiters—each apartment having a rear entrance and service elevator.

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West End Ave.—Broadway—105th St.
OVERLOOKING HUDSON

New High-Class Apartments. Appointments most attractive. Inclosed Driveway. Roof Garden. Private Elevator.

8-9-10 ROOMS. 3-4 BATHS. MODERATE RENTALS.

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OR ON PREMISES.
Columbus Ave. at 72d St. Tel. 2750 Columbus.

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Central Park West at 64th St.
offers a few choice Apartments.

10 Rooms	FOYER, 3 BATHS.	$3,800
9 Rooms	FOYER, 3 BATHS.	$4,000
7 Rooms	FOYER, 2 BATHS.	$2,800
2-3 & 4 Rooms and Bath		$720
Kitchenette Apartments		$1,600

Service Exceptional: all modern conveniences, including Refrigeration.
Restaurant on Premises.
UNDER OWNERSHIP MANAGEMENT.

2 Rooms and Bath
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481 Manhattan Ave. (120th), $30
J. Edgar Leaycraft & Co.,
30 East 42d St.

MANHATTAN—West Side.

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Broadway and West End Av.
Surrounded by Private Dwellings.

The Wellwyn

Quality, Service and Floor Plan Unexcelled.

9 exceptionally large, light Rooms, spacious foyer, pantry and 3 Baths; also a few Apartments of 5 Rooms and 2 Baths.

Immediate possession.
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Facing Hudson River

The Mira Mar
452 Riverside Drive
10 Rooms & 3 Baths (Being Renovated)
$1,800—$2,000

Facing Barnard College Campus

Eton Hall	Rugby Hall
29 Claremont Avenue	33 Claremont Avenue
7 and 8 Rooms & 2 Baths	7 and 8 Rooms & 2 Baths
$1,200—$1,600	$1,200—$1,600

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629 West 115th Street	233 West 83rd Street
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7 Rooms and 2 Baths	7 Rooms and Bath
$1,200—$1,300	$1,000—$1,350

For further information inquire on premises or at our offices
14 Wall Street Tel. Rector 9040
2277 Broadway Tel. Schuyler 8773

Douglas Robinson Charles S. Brown Co

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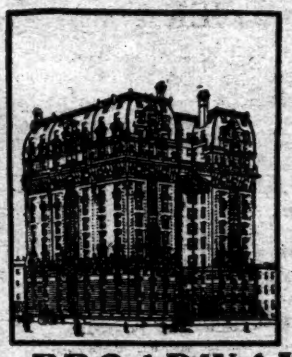

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305 West 72d St.,
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4 and 5 Rooms,
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Also Doctor's Suite on Ground Floor.

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Apartments 7, 8, 9, 10, 11 and 12 rooms and 2 to 4 baths; all conveniences; best possible construction.

Location finest in the city,

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304-306 West 82nd Street,
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Elegant Apartments, 6 light rooms.
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HIGHEST CLASS APARTMENTS

315 WEST 97TH ST. 500 WEST 110TH ST.	4	R	$780
		M	$750
200 WEST 72D ST.	5	R	$1,400
315 WEST 97TH ST.		O	$780
500 WEST 110TH ST.		O	$875
606 WEST 116TH ST.		M	$850
620 WEST 116TH ST.		S	$780
223 RIVERSIDE DRIVE	6		$1,050
315 WEST 97TH ST.			$1,100
500 WEST 110TH ST.		R	$1,150
515 WEST 110TH ST.		O	$1,100
606 WEST 116TH ST.		O	$1,000
616 WEST 116TH ST.		M	$790
15 Claremont Av. (116th)		S	$1,250
285 St. Nicholas Av. (124th)			$780
223 RIVERSIDE DRIVE	7		$1,050
315 WEST 97TH ST.			$1,140
500 WEST 110TH ST.		R	$1,300
515 WEST 110TH ST.		O	$1,300
606 WEST 116TH ST.		O	$1,150
616 WEST 116TH ST.		M	$1,100
620 WEST 116TH ST.		S	$1,200
431 RIVERSIDE DRIVE			$1,200
15 Claremont Av. (116th)			$1,450
174 WEST 79TH ST.	8	R	$1,600
223 RIVERSIDE DRIVE		O	$1,300
431 RIVERSIDE DRIVE		O	$1,300
500 WEST 110TH ST.		M	$1,400
515 WEST 110TH ST.		S	$1,450
606 WEST 116TH ST.			$1,400
200 WEST 72D ST.	9	R M	$2,500

Small front apartments for doctors
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APARTMENTS

7th Av., 58th & 59th Sts.
Large Corner Apartment with 5 Baths.
Smaller Ones with 2 & 3 Baths.
Two Apartments suitable for physicians.
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Apartment Hotel, 117 W. 58th St.
Apartment of 2 rooms and bath. Unfurnished from Oct. 1st. Southern exposure.

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Offer for rent from October 1st or earlier apartments in the following buildings under their own management:

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DUPLEX APARTMENT of eleven rooms and four baths. Rent $4,000.
TRIPLEX APARTMENT of twelve rooms and four baths, with private entrance from Park Ave. Rent $4,500.
SINGLE APARTMENTS of four rooms & bath. Rents $1,000 to $1,200.
Vacuum cleaner. House water filter. Open fireplaces. Large closets. Building absolutely fireproof, including floors and trim. Individual laundries.

257 WEST 86TH ST.
Adj. N. E. Cor. West End Ave.

DUPLEX STUDIO APARTMENT of eight rooms and two baths. Studio 23x29, with 18-foot ceiling. Rent $2,750.
SINGLE STUDIO APARTMENTS with north light of studio, bedroom, kitchenette and bath. Rents $900 and $1,000, including care of rooms.
Mail chute. House water filter. Park street. Subway station at corner of Broadway.

140 WEST 57TH ST.

DUPLEX APARTMENTS. No vacancies.
SINGLE APARTMENTS of three rooms, kitchenette and bath. Rents $900 to $1,200, including service.
SINGLE STUDIOS with north light. Rents $720 to $840.
Vacuum cleaner. Mail chute.

36 EAST 40TH ST.

Between Madison and Park Aves.
Non-Housekeeping Apartment House.
APARTMENTS of two and three rooms and bath. Rents $1,000 to $1,200, including service.
All meals served in apartments. Day and night hall and elevator service. Valet. Vacuum cleaner.

112 WEST 47TH ST.

BACHELOR APARTMENTS of two and three rooms and bath. Rents $720 to $900, including service.
Day and night hall and elevator service. Breakfast. Valet.

62 WASHINGTON SQ.

STUDIO APARTMENTS of three and four large rooms and bath. Large studio with high ceiling and unobstructed north light. Rents $780 to $1,000. Open fireplaces. Breakfasts.

1000 MADISON AVE.

Between 77th & 78th Sts.
DUPLEX APARTMENT of eight rooms and two baths. Rent $2,000.

9 EAST 44TH ST.

Near Fifth Avenue.
BACHELOR APARTMENT of four rooms and bath. Rent $1,500.

21-3 WEST 30TH ST.

NEAR 5TH AVENUE.
APARTMENTS of two rooms and one bath. Rents $300 and $550.

1192 PARK AVENUE

S. W. Cor. 94th St.
APARTMENTS of six and seven rooms and bath. Rents $300 to $540.

THE RIVIERA

Riverside Drive, 156th to 157th Street.

The distinctive twelve-story, absolutely fireproof apartment house, located on the curve of the Drive.

The RIVIERA contains every modern improvement and convenience, including steam laundry and burglar proof drying enclosures on roof. Complete filtration system; three passenger and one freight elevator, &c.

The subway station is only 600 feet from the entrance of the building, and elevated station at 155th Street, only a few blocks' walk.

We have a few apartments left for rent from October 1st, which will appeal especially to the tenant seeking refined surroundings in the highest type of apartment building.

5 Rooms, $660 to $750 Per Annum
7 Rooms, $1,000 to $1,200 Per Annum
8 Rooms, $1,200 to $1,500 Per Annum
9 Rooms, $1,800 to $2,000 Per Annum

The RIVIERA is under the direct management and supervision of the owner. Any further information can be had from resident manager on premises, A. J. O'Dell. Tel., 5400—Audubon, or

MANHATTAN LEASING COMPANY,
149 Church St. Tel., 6290—Barclay.

Spencer Arms

Southeast Cor. of Broadway & 69th St.
12-Story Modern Fireproof Building, convenient to Subway express and elevated stations and all street car lines.
Under New Management.

9 to 13 Room Housekeeping Apartments
with 3 bathrooms and having permanent light on all sides.
ALSO
1 Apartment of 6 Rooms
Suitable for a physician or a dentist.
Rental $2,200 & upward.

A few apartments ready for immediate occupancy.
C. F. DE CASANOVA, Agent on Premises, TELEPHONE COLUMBUS 3996.
Or Your Own Broker.

MANHATTAN—West Side.

5—6—7—8 ROOMS
in High-Class Houses

THE ROXBOROUGH
"Individuality"
6-7-8 Rooms with 2 Baths.
$1,300 UP.
BROADWAY AT 92ND ST. NORTHEAST & SOUTHEAST CORNERS
Large, Light and Well Planned Apartments of 5-7-8 Rooms and Bath.
ST. JAMES COURT
$700 Up.
Lewis B. Preston, Inc
165 BROADWAY.
7475 Cort.

West Side.
Above 110th St. and Washington Heights.

7 & 8 ROOMS,
1 & 2 BATHS.
Exceptional Apartments with Large Rooms.
Six-story Elevator House
NORTHWEST CORNER
St. Nicholas Av. & 150th St.
PRIVATE HOUSE NEIGHBORHOOD.
Well arranged, abundance of closet room, attractive entrance, all-night service.
W. D. MORGAN, Agt., 2,312 B'way. (150th St.)

West Side.
Above 110th St. and Washington Heights.

Rockfall
APARTMENTS
Broadway, at 111th St.
7—8—9 Rooms
2 to 3 Baths
CHARLES E. HAMES, Resident Mgr.

Westwood & Cliffewood Courts,
Entire Block Front 179th to
180th Street & Fort Washington Ave.
Largest rooms and best built high-class elevator apartment on Heights; resident owner's attention insures perfect service and attention; leases for suites four to nine rooms now being made; neighborhood most refined. Express station Subway 181st Street. Owner on premises.

412-420 WEST 148TH ST.
NEWLY RENOVATED THROUGHOUT.
Under Owner's Management.
7 & 8 Extra Large Rooms.
Rents $1,000 to $1,500.
8-room suites have two baths. Highest class, quiet, strictly residential neighborhood. 6-room apartment, ground floor, suitable for doctor, $45 a month.

APARTMENTS TO LET—Unfurnished. | APARTMENTS TO LET—Unfurnished.

DOWNTOWN OFFICE: 141 East 17 St. Tel. 3982 Stuyvesant.

BERLIN RENTING AGENCY

UPTOWN OFFICE: Broadway, Cor. 162 St. Tel. 7478 Audubon.

A list of elevator apartments for rent.

GLEN CAIRN,
270 Riverside Drive, Cor. 90th St.
7 Rooms, 2 Baths, $1,700
Specially adapted for physician.
2-9 Rooms, 3 Baths, $2,500
Corner, all outside rooms, extra large. A 12-story fireproof and soundproof building. The most up-to-date housekeeping apartments. Beautifully situated at finest part of Drive, all new improvements, large foyer and numerous large closets.

RAYMORE COURT,
232-238 West 100th St.
4-5-6-7 Rooms,
$600 to $1,100
Conveniently located between Riverside and Central Park, on an extra wide street; transit facilities exceptional; every convenience; private safes, mail chutes, elevator; hardwood finish throughout; all outside chambers.

KING HAVEN,
445 West 153d St.
4-5 Rooms, $480 to $700
On an elevation, among trees, in a private, high class residential section; fireproof construction, with broad, exterior courts; a house you should see.

ORINDA and AMAZON,
522 to 530 West 157th St.
5-6-7 Rooms, $552 to $870
Select neighborhood; subway express 157th and Broadway; elevated express 155th and 8th Av.; largest rooms on Heights.

LA ROSA & LA PALMA,
207-211 East 15th St.
5 Rooms, $444 to $504
A high-class non-elevator apartment house with all new improvements.

LYDIA COURT,
542 West 162d St.
3-4-5-6 Rooms, $312 to $720
An elegantly equipped, high class apartment house, in one of the finest sections of Washington Heights; convenient to subway and street cars.

ST. ERMINS,
540 West 162d St.
4-5-6 Rooms, $456 to $700
A beautiful, high-class house in extremely ideal section; conveniently located to subway and surface cars.

NEWCASTLE,
601 West 162d St.
4-5-6-7 Rooms, $540 to $900
Every main chamber a corner room, and every apartment separated by solid brick walls, giving all the privacy of a private dwelling, are some of the exceptional attractions of this new elevator house.

CHESBURNE,
Northwest corner
Ft. Washington Av. and 162d St.
5-6-7 Rooms,
1 and 2 Baths,
Rent $660 to $1,000
House of superior excellence; delightfully situated; the avenue is under the supervision of the Park Department; rooms are very large and light; all outside chambers, and abundance of closets.

THE RUTHERFORD,
206-210 East 17th St.
3-4-5 Rooms, $360 to $540
Adjacent to Rutherford Park, refined residential section; rooms all light and conveniently arranged.

This is only a partial list of the many high class Apartments "ALL OVER TOWN" under our management. For further information write, call or 'phone us at either of our offices.

Admaston

N. W. cor. B'way, at 89th St.
Situated in a very desirable and convenient location.
ABSOLUTELY FIREPROOF.
EVERY MODERN CONVENIENCE
Apartments of 5 to 8 Rooms, 2 Baths,
Rentals $1,200 to $2,200.
The 7 and 8 Room Apartments Have Extra Shower.

Evanston

West End Ave., at 90th St.
Situated on the finest residential avenue in the city.
ABSOLUTELY FIREPROOF.
MODERN IN EVERY DETAIL.
Apartments of 8 to 10 Rooms, 3 Baths,
Rentals $2,000 to $3,700.

Under the direct supervision of the owners, assuring careful selection of tenants and first-class service.
RESIDENT MANAGER. TELEPHONE, 7793 RIVER.
MOREWOOD REALTY HOLDING COMPANY,
71 Broadway.

"Comfort of Tenants First."

Saxony
250 West 82d Street,
Corner of Broadway.

Dewitt
254 West 82d Street,
Near Broadway.

The Buildings
To "the lover of a home" will these apartments appeal. They are built conscientiously, eliminating the garish, emphasizing the substantial. Spacious, finely finished rooms.

8 Rooms $1,500 to $1,750
9 Rooms $1,800

8 Rooms and 3 Baths $1,800

The Service
Equally important, in the selection of a home, to the location and the rooms, is the question of service, and it is a question, frequently answered by great annoyance, after you are lease-bound for one or two years. Our service is as flawless as human effort can make it. The tenant's most trivial desires are gratified if it is possible to do so.

Satisfactory References Required.
APPLY SUPERINTENDENT, OR
Loton H. Slawson Company,
Telephone Madison Square 2580. 17 Madison Avenue.

West Side.
Above 110th St. and Washington Heights.

302-306 W. 79th St.
Bet. West End Av. & Riverside Drive.
5, 6 AND 7 ROOMS
Modern FIREPROOF building, located on the West Side's most FASHIONABLE street. Rooms large and bright; hardwood floors. Most desirable home for refined families who demand the best of service.
Rents $780 to $1,200 per Year.
Superintendent on premises.

West Side.
Above 110th St. and Washington Heights.

The Rockclyffe
Broadway & 141st Street
5, 6, 7, 8 rooms and bath, facing Broadway, all light.
$600 to $900.
Apply on premises.

MANHATTAN—WEST SIDE.

EIGHT ROOMS.

82d St., 260 West. Saxony. $1,500 to $1,750.
Loton H. Slawson Co., 17 Madison Av.
82d St., West End Av., 465. $2,700.
Chas. F. Huston Co., 15 East 40th St.
83d St., N. E. cor., Riverside Dr., 110. $1,200.
Pease & Elliman, Agts., 340 Madison Av.
83d St., 262 West. $1,700.
F. R. Wood, W. H. Dolson Co., B'way-80th
83d St., n. e. Riverside Drive, 110. $1,200-$2,000.
Pease & Elliman, Agts., 340 Madison Av.
83d St., W. End Av., 472. Belvair. $1,800-$2,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
83d St., River Drive., 110. $1,200.
Pease & Elliman, 165 West 72d St.
84th St., 316 West. $1,200.
William R. Ware, B'way & 86th St.
84th St., Riverside Drive, 120. $1,000-$1,800.
W. R. & J. M. Stewart, 129 Riverside Dr.
85th St., 1 West. Rossleigh Court. $2,800.
F. R. Wood, W. H. Dolson Co., B'way-80th.
85th St., 77 West. Carlyle. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
85th St., 204 West. $780.
Slawson & Hobbs, 162 West 72d St.
85th St., 349 West nr W. E. Av. $1,200-$1,400.
Slawson & Hobbs, 162 West 72d St.
86th St., 76 West. Sterling. $1,600.
F. R. Wood, W. H. Dolson Co., B'way-80th.
86th St., 257 West. $2,700.
Payson McL. Merrill Co., Inc., 2 E. 44th.
86th, 340 West. Netherlands. $2,000-$2,200.
Mark Rafalsky & Co., 527 5th Av.
87th St., 302 West. $2,100-$2,600.
Electus T. Backus, 2,309 Broadway.
88th St., 2 West. $2,200.
F. R. Wood, W. H. Dolson Co., B'way-80th.
88th St., 64-66 West. $840.
F. R. Wood, W. H. Dolson Co., B'way-80th
88th St., 330 West. The Strathallan. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
89th, C. P. W., 294, New Windsor. $1,200-$1,350.
Slawson & Hobbs, 162 West 72d St.
90th St., 251 W. B'way. Admaston. $2,200.
Morewood Realty Holding Co., 71 B'way.
90th, 267 W. W. E. Av. Rnomla. $2,500.
Fredk. Zittel & Sons, 2,211 B'way, 79th.
90th St., 315 West. $2,300-$2,900.
Mark Rafalsky & Co., 527 5th Av.
90th St., Cen. Pk. W., 309. El Dorado. $1,500
F. R. Wood, W. H. Dolson Co., B'way-80th.
90th St., C. P. W., 298. Cayuga. $1,400-$1,800.
Fredk. Zittel & Sons, 2,211 B'way, 79th.
90th, 255 W., n. w. c. B'way, Cornwall. $2,400.
Slawson & Hobbs, 162 West 72d St.
90th, 272 W. E. Av. Evanston. $2,000-$2,500.
Morewood Realty Holding Co., 71 B'way.
91st St., 250 West. Vermilles. $1800-$1900.
Slawson & Hobbs, 162 West 72d St.
92d St., 14 West, near C. P. W. $900-$1,100.
Slawson & Hobbs, 162 West 72d St.
92d St., 77-79 West. $732.
F. R. Wood, W. H. Dolson Co., B'way-80th
92d St., 214 West. St. James. $1,200-$1,800.
Lewis B. Preston, Inc., 165 Broadway.
92d St., 251 West Roxborough. $1,700-$2,000.
Lewis B. Preston, Inc., 165 Broadway.
92d, Cent. Park W., 320. Ardsley Hall. $1,500.
Ewing, Bacon & Henry, 101 Park Av.
93d St., 4 and 6 West. $800-$1,200.
F. R. Wood, W. H. Dolson Co., B'way-80th
93d St., 37-43 West. Norman. $1,600.
F. R. Wood, W. H. Dolson Co., B'way-80th.
93d St., 45-48 West. $780.
Lewis M. Thiery, B'way, S. W. Cor. 16?th.
93d St., 10 West. The Pembroke. $1,000.
Hopkins & Boyd, 11 West 20th St.
94th St., Riv. Dr., 222. Irving Arms. $1,250.
F. R. Wood, W. H. Dolson Co., B'way-80th
94th, 250 W., cor. B'way. Stuart. $1,250-$1,350.
Slawson & Hobbs, 162 West 72d St.
95th St., 310 West. Mathilda Court. $1,020.
Slawson & Hobbs, 162 West 72d St.
95th St., Riverside Drive, 222. $1,300.
Earle & Calhoun, B'way & 72d St.
96th & B'way. The Rockingms. $1,000-$1,700.
J. Edgar Leaycraft & Co., 30 East 42d.
97th St., 209 West. Corinseca. $1,050.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
97th St., 229 West. Powellton. $1,000.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
97th St., 256 West. Florham. $1,000.
E. T. Backus, Agent, 2,309 Broadway.
97th St., Central Park West, 375. $1,200.
Slawson & Hobbs, 162 West 72d St.
98th St., 220 West. The Borchardt. $2,000.
Joseph N. Escobal, 220 West 98th St.
98th, West End Av., 777. The Strafford. $2050.
Mark Rafalsky & Co., 527 5th Av.
99th, W. End Av., 801. Bennington So. $2,100.
Fred'k Zittel & Sons, 2,211 B'way, (79th.)
99th, R'side Drive, 254. Cliffden. $1,900-$2,000.
Calder, Nassolt & Lanning, B'way & 105.
100th St., 318 West. Doriexa. $1,500-$2,100.
Calder, Nassolt & Lanning, B'way & 105.
101st St., 241 West. Ackerly. $1,300-$1,800.
G. Schwegler, 3,507 Broadway.
101st St., 215 West, Cor. B'y. $1,700-$2,100.
Calder, Nassolt & Lanning, B'y-105th St.
101st St., 331 West. Dorothea. $1,100-$1,400.
F. R. Wood, W. H. Dolson Co., B'way-80th.
101st St., West End Av., 945. $900-$900.
Slawson & Hobbs, 162 West 72d St.
101st St., West End Ave., 845. $940.
Slawson & Hobbs, 162 W. 72d St.
102d St., 241 West. The Brittany. $1,300.
G. Schwegler, 3,507 Broadway.
102d St., 306 West, nr. West End Av. $1,300.
Firm L. J. Carpenter, 25 Liberty St.
102d St., 330 West. Cor. Riv. Dr. $2,300.
Calder, Nassolt & Lanning, B'y-105th St.
102d St., n. w. cor. Central Park W., $1,020.
J. Edgar Leaycraft & Co., 30 East 42d St.
103d St., 324 West. $1,800-$2,000.
Gibbs & Kirby, Broadway and 103d St.
104th St., 140 West. Stafford. $900.
M. H. Gaillard & Co., 2,209 B'way.
104th St., 244 West. $1,080.
Apply Superintendent.
105th St., 230 West. $660.
D. Robinson, C. Brown Co., 14 Wall St.
105th St., 157-159 West. $900.
Superintendent on premises.
105th St., 161 West $960-$1,020.
Superintendent on premises
105th, W. End Av., 324, Cleburne. $2,300-$2,000.
L. J. Phillips & Co., 158 Broadway.
105th St., C. P. W., 446. The Greenwich. $1,000
F. R. Wood, W. H. Dolson Co., B'way-80th
106th St., Central Park West, 465. $1,100.
Pease & Elliman, 340 Madison Av.
107th St., Central Park West, 471. $900.
Hopkins & Boyd, 11 West 20th St.
107th St., West End Av., 965. $1,700.
Lewis M. Thiery, B'way and 107th St.
Cor. 106th St., 478 Cent. Park W., $949 up.
Apply to Superintendent on premises.
108th St., Cent. Park West, 465. $1,100.
Pease & Elliman, 340 Madison Av.
110th St., 207 West. Rexault Ct. $1,000-$1,200.
C. M. Silverman & Son, 3,432 Broadway.
110th St., 204 West. Amherst. $1,800-$2,000.
Bing & Bing, 119 West 40th St.
110th St., 210 West. $1,900.
Slawson & Hobbs, 162 West 72d St.
110th St., 217 West. Zeroplh. $900-$1,020.
Louis Schlechter, 217 West 110th St.
110th St., 509 West. $1,400.
Earle & Calhoun, B'way & 72d St.
110th St., 515 West. $1,450.
Earle & Calhoun, B'way & 72d St.
110th St., 601 West. $1,000-$2,400.
American R. E. Co., 601 West 110th St.
110th St., Riverside Drive, 431. $1,260.
Earle & Calhoun, B'way & 72d St.
111th St., 140 West. Parkmere. $800-$950.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
111th St., 545 West. $1,800-$2,200.
Charles E. Hamm, 545 West 111th St.
112th St., 7th Av., 1,854. $840-$900.
Slawson & Hobbs, 162 W. 72d St.
112th, Riv. Dr., 400. Fowler Ct. $1,200-$2,000.
Calder, Nassolt & Lanning, B'way & 105th.
112th St., 200 West. Lordholm. $900.
Louis Schlechter, 217 West 110th St.
112th St., 202 West. $940.
J. H. Steljes, 209 West 113th St.
113th St., 160 West. $1,150-$1,900.
Thomas J. O'Reilly, B'way and 109th St.
113th St., 600 West. The Allerton. $1,700.
Gibbs & Kirby, Broadway and 103d St.
113th St., 543 West. The Yorkshire. $1,500.
Slawson & Hobbs, 162 West 72d St.
113th St., 606 West. Versailles Palace. $1,200
Apply to Superintendent on premises.
113th St., 607 West. Forest Chambers. $2,000.
Morewood Realty Holding Co., 71 B'way.
113th St. & Amst. Av. Henry James. $950.
J. Edgar Leaycraft & Co., 30 E. 42d St.
114th St., 411 West. $1,150-$1,400.
Pease & Elli...an, 340 Madison Av.
114th St., 411 West. $1,150 to $1,400.
Pease & Elliman, 340 Madison Av.
114th St.,530 W. The San Maria. $1,400-$1,500
Paterno Bros., Inc., 601 West 115th St.
114th St., 619 West. $1,500.
Leroy Coventry, 156 W. 72d St.
114th, River, Dr., 420. Hamilton. $1,800-$2,300
Slawson & Hobbs, 162 West 72d St.
115th St., 609 West. $1,200.
Leroy Coventry, 156 W. 72d St.
115th, Morn'gside Av., 14. Helen Ct. $720-$900.
A. Schwegler, 3,507 B'way.
116th St., 606 West. $1,400.
Earle & Calhoun, B'way & 72d St.
119th, St. Nich. Av., 122. El Nigo. $1,100-$1,200
Louis Schlechter, 217 West 110th St.
119th, Riv. Dr., 440. The Paterno. $1,800-$2,400
Durham Realty Co., 200 5th Av.
119th St., Riv'side Drive, 537. Ardelle. $1,700.
Gibbs & Kirby, Broadway and 103d St.
119th, Cl't Av., 21. Sophomore. $1,400-$1,600.
Paterno Bros., Inc., 601 West 115th St.
116th St., Claremont Av. $1,000.
Earle & Calhoun, B'way & 72d St.
116th, Riv. D., 435. The Colloseum. $1,900-$2,500
Paterno Bros., Inc., 601 West 115th St.
119th, Riv. D., 464. Monte Vista. $1,500-$1,700.
Paterno Bros., Inc., 601 West 115th St.
117th, Cl'm't Av., 33-35. Rugby H. $1,200-$1,600.
Robinson & Brown, 14 Wall St.
117th St., St. Nicholas Av., Hampton. $1,100.
A. L. Mordecai & Son, 30 E. 42d St.
118th St., 401 West. East View. $1,100-$1,150.
Slawson & Hobbs, 162 West 72d St.
122d St., 234 West. $35-$45 monthly.
I. Willis, 27 West 116th St.
123d St., Manhattan Av., 553. $780.
Robert Lavery, 376 Lenox Av.
124th St., 7th Av., 1,871. Whitehall. $1,200.
Thomas J. O'Reilly, B'way and 109th St.
125th, Riv. Dr., 524. London Ct. $1,000-$1,150.
W. W. Skinner, 2 West 45th St.
125th, R'side Dr., 131, Dorchester. $1,000.
Mark Rafalsky & Co., 527 5th Av.
129th St., 5th Av., 2,100. Haw'den Hall. $1,000.
Porter & Co., 150 W. 125th St.
129th, St. Nich. Ter., 41. Ter. V. $900-$960.
Manager, on premises.
133th St., Riverside Dr., 573. $960-$1,050.
Thomas J. O'Reilly, B'way and 109th St.
135th St., River. Drive. St. Francis Ct. $1,300.
F. R. Wood, W. H. Dolson Co., B'way-80th.
136th, R'side Dr., 587. Beaconsfield. $1,200
E. A. Levy, 505 5th Av.
139th, B'way, S. E. c. Hudson Fulton. $1,000.
A. L. Mordecai & Son, 30 East 42d St.
137th St., 506 R'side Dr. Haddon Hall. $1,320.
Mark Rafalsky & Co., 527 5th Av.
140th St., 600 West. Royat. $1,000-$1,200.
Frederick Zittel & Sons, 2,211 B'way.
142d St., 547 West. The Castleton. $900.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
147th St., 547-553 West. Buck'ham Pal. $960.
Superintendent on premises.
149th St., 402 West. $780-$900.
Pease & Elliman, 340 Madison Av.
144th St., 583 West. Wellesley Court. $840.
F. R. Wood, W. H. Dolson Co., B'way-80th.
149th, B'way, 3,666. Riverside Court. $750 up.
Du Pont S. Taylor, 3,561 Broadway.
149th St., 412-426 West. $1,200-$1,500.
Manager on premises.
150th St., St. Nicholas Av., 811. $660.
F. Zittel & Sons, 2,211 Broadway.
151st St., 601 West. Wash. Irving. $1,020.
F. R. Wood, W. H. Dolson Co., B'wy-80th.
151st St., 601 West. Wash'n Irv'g. $1,020.
Wood-Dolson Co., B'way and 144th St.
159th, B'way, 3,510. Audubon Court. $900.
Norman Denser, 3,516 Broadway.
162d St., 505 West. Carolyn Court. $870.
F. R. Wood, W. H. Dolson Co., B'way-80th.
163d St., 500 West. Balmoral Court. $1,020.
F. R. Wood, W. H. Dolson Co., B'way-80th.
165th, 540 West. Abercrombie. $780-$840.
Nehring Company, 1,278 St. Nicholas Av.
165th, 600 W. Hamlet Court. $1,000-$1,200.
Schindler & Liebler, 3,038 B'y, nr. 162d.
173d, Audubon Av., 165. Algomac. $900.
Nehring Company, 1,278 St. Nicholas Av.
181st, s. w. cor. Northern Av. Fort View. $900.
Superintendent, on premises.
191st Cor. St. Nich. Av. Bonny Castle. $780.
McDowell & McMahon, 1,429 St. Nich. Av.
192, cor. St. Nich. Av. Highland Court. $780
McDowell & McMahon, 1,429 St. Nich. Av.

NINE ROOMS.

11th St., 43 5th Av. $2,000-$2,750.
Mark Rafalsky & Co., 527 5th Av.
16th, 261 West. $540.
Duross Company, 155 West 14th St.
64th St., 1 West. Harperley Hall. $4,500.
Manager on premises.
69th, Cent. Park W., 88. Brentmore. $4,000.
Bing & Bing, 119 West 40th St.
71st St., 106-10 Cent. Pk. West. Barnard. $2,500.
F. R. Wood, W. H. Dolson Co., B'way-80th.
72d St., 175 West. Van Dyck. $3,400.
Morewood Realty Holding Co., 71 B'way.
72d St., 260 West. $5,500.
Earle & Calhoun, B'way & 72d St.
79th St., 150 West. Dorset. $2,650-$2,700.
E. A. Levy, 505 5th Av.
81st St., 265 West. $1,650.
Derschuch & Co., 150 Broadway.
82d St., 250 West. Saxony. $1,800.
Loton H. Slawson Co., 17 Madison Av.
82d St., West End Av., 465. $2,400.
Chas. F. Huston Co., 15 East 40th St.
83d St., 1 West. La Grange. $2,400.
Slawson & Hobbs, 162 West 72d St.
83d St., N. E. cor., Riverside Dr., 110. $2,000.
Pease & Elliman, Agts., 340 Madison Av.
84th St., Riverside Drive, 120. $2,000.
W. R. & J. M. Stewart, 129 Riverside Dr.
84th St., W. E. Av., 495. Hohenzollern. $2,100.
F. R. Wood, W. H. Dolson Co., B'way-80th.
86th St., Cent. Pk. W., 261. $2,000-$2,700.
Apply on premises.
86th St., 525 West End Av. $4,800.
Mark Rafalsky & Co., 527 5th Av.
86th St., 131 Riverside Drive. $1,800-$2,500.
Mark Rafalsky & Co., 527 5th Av.
87th St., West End Av., 562. $2,300-$3,000.
Derschuch & Co. Agents, 150 Broadway.
88th St., 350 West. The Strathallan. $2,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
89th St., Riverside Drive, 155. $2,600.
Bing & Bing, 119 West 40th St.
89th St., 294 Central Park West. $1,200.
Slawson & Hobbs, 162 West 72d St.
90th St., 272 West. Evanston. $2,300.
Morewood Realty Holding Co., 71 B'way.
90th St., Cen. Pk. W., 300-2. El Dorado. $2,000
F. R. Wood, W. H. Dolson Co., B'way-80th.
92d St., 1 West. Cherbourg. $1,800.
F. R. Wood, W. H. Dolson Co., B'way-80th.
90th St., 255 West. Cornwall. $2,300-$2,400.
Slawson & Hobbs, 162 West 72d St.
91st St., 250 West. Versailles. $2,000-$2,100.
Slawson & Hobbs, 162 West 72d St.
92d, Cent. Park W., 320. Ardsley Hall. $1,700.
Ewing, Bacon & Henry, 101 Park Av.
92d St., 1 West. Cherbourg. $1,500.
F. R. Wood, W. H. Dolson Co., B'way-80th
92d St., 175 West. Van Dyck. $3,400.
Morewood Realty Holding Co., 71 B'way.
92d St., 214 West. St. James. $1,400.
Lewis B. Preston, Inc., 165 Broadway.
93d St., 202 Riverside Dr. Terrace Ct. $1,800.
Slawson & Hobbs, 162 West 72d St.
93d St., Riv. Dr., 210. Stratford Avon. $3,200.
F. R. Wood, W. H. Dolson Co., B'way-80th
94th St., 250 West. Stuart. $1,200-$1,500.
Slawson & Hobbs, 162 West 72d St.
94th St., Riv. Dr., 210. Stratford Avon. $2,800.
F. R. Wood, W. H. Dolson Co., B'way-80th.
94th, River, Dr., 222. Irving Arms. $1,800.
F. R. Wood, W. H. Dolson Co., B'way-80th
97th St., 229 West. Powellton. $1,700.
F. R. Wood, W. H. Dolson Co., B'way-80th.
99th St., cor. R'side Dr. Glen Cairn. $2,500.
Berlin Renting Agency, 3,883 B'way.
99th St., 300 West. Rosary. $1,400-$1,500.
Slawson & Hobbs, 162 West 72d St.
99th, 234 Riverside Dr. Cliffden. $2,300-$2,500.
Calder, Nassolt & Lanning, B'way & 105th
100th St., 322 West. Wendolyn. $2,500-$2,600.
Slawson & Hobbs, 162 West 72d St.
101st St., 215 West. Chepston. $1,700-$1,800.
Calder, Nassolt & Lanning, B'way & 105th
101st St., Cen. Pk. W., 418. Brasender. $1,500.
F. R. Wood, W. H. Dolson Co., B'way-80th.
102d St., 330 W. Rockledge Hall. $2,300-$2,200
Calder, Nassolt & Lanning, B'way & 105th
105th, W. End Av., 324, Cleburne. $2,300-$2,000.
L. J. Phillips & Co., 158 Broadway.
106th St., 201 West, Stanley Court. $2,200
to $2,700. W. K. Brancher, 2,060 B'way.
110th, 601 W. Hendrik Hudson. $2,000-$2,400.
American R. E. Co., 601 West 110th St.
111th St., 545 W. The Rockfall. $1,500-$2,200
Charles E. Hamm, 545 West 111th St.
112th, 2,880 B'way, Ostend Ct. $1,500-$2,000.
Calder, Nassolt & Lanning, B'way & 105th
113th St., 603 West. Forest Chambers. $2,400.
Morewood Realty Holding Co., 71 B'way.
114th St., Lenox Av. 94. $850.
E. Hoffman, 61 West 114th St.
114th St., 417 RiversideD. Cliff Haven. $2,500.
Slawson & Hobbs, 162 West 72d St.
119th St., St. Nich. Av., 122. El Nigo. $1,200
Louis Schlechter, 217 West 110th St.
127th, 596 Riverside Dr. Haddon Hall. $1,400.
Mark Rafalsky & Co., 527 5th Av.
140th St., 501 West. Wellington Court. $1,200.
F. R. Wood, W. H. Dolson Co., B'way-80th.
169th, St. Nich. Av., 1,060. Sheaton. $1,000
F. R. Wood, W. H. Dolson Co., B'way-169d
181st, s. w. cor. Northern Av. Ft. View. $1,200
Superintendent on premises.

APARTMENTS TO LET—Unfurnished.

DUFF & CONGER

Madison Avenue, Corner 86th St.

Offer the following elevator apartments in choice residential neighborhoods:

1261 Madison Ave.
Corner 90th St.
Handsome seven-story building. Corner apartments of eight and nine rooms and two baths. First class service.
Rents $2100.00.

THE QUEENSTON
16 East 96th St.
Corner Madison Ave.
One block from entrance to Central Park. Spacious apartments of eight rooms and two baths and ten rooms and three baths.
Rents $1400.00 to $2200.00.

THE FAIRFAX
1326 Madison Ave.
Corner 94th St.
Private house location. Very desirable apartments of seven large rooms and bath.
Rents $960.00 to $1320.00.

Resident Superintendent in each house.
Floor Plans and Full Particulars of all New East Side Apartments.

West Side.
Above 110th St. and Washington Heights.

MANHATTAN
LEASING CO.
149 CHURCH ST.
TEL., 6390—BARCLAY.

HIGH CLASS
Elevator Apartments

Containing all modern improvements. Under the Direct Management AND SUPERVISION OF THE OWNER. SUPERINTENDENT ON PREMISES AT ALL TIMES.

Buckingham Court
310-320 West 99th St.
Adjoining *Riverside Drive*
Eight large, light rooms and two baths.
RENTS $1,200 TO $1,000 A YEAR.

Haven Hall
S. E. Cor. 180th St. and Northern Av.
6, 7, 8 rooms and 3 baths and extra shower.
Rents $60 to $90.

Covent Garden
APARTMENTS
6 High-Class Houses.
One whole square block.
Convent Av. to St. Nicholas Terrace, 129th to 130th St.
4, 5, 6, 7 and 8 Rooms and 2 Baths
RENTS $36 TO $85.
Highest situation on Washington Heights.

Birch Hall
520-522 West 183d St., corner Audubon Av.
Two blocks north of 181st Subway station.
4, 5, 7 and 8 rooms.
RENTS TO $75.

West Side.
Above 110th St. and Washington Heights.

LE Paterno
440 RIVERSIDE DRIVE AT 116TH STREET.

This 14-story building, located at the most beautiful corner of the world-famous Riverside Drive, combines the comfort of a private dwelling with the luxury and convenience only to be found in the modern apartment.

7 and 8 Room Suites
that are exceptional. The spacious rooms (all outside,) the layout, the appointments, bespeak comfort and elegance from every nook and corner.
Rentals $1,500 to $2,200
ONE DUPLEX SUITE OF 8 ROOMS, $2400.

3-4-5 & 6 Room Suites
RENTALS $600 TO $1,350.
As most of our leases are of long duration the opportunity to secure these desirable apartments will not occur soon again.
THE PATERNO
is under most efficient management, the welfare of the tenants being a primary consideration.
Satisfactory references required.
Inquire at the building, or
Loton H. Slawson Company
17 Madison Avenue.
Telephone Madison Square 8080.

Edmund Francis Court
423-431 W. 120th St.
Height of Perfection in High Class Apartment Construction.
NOW READY FOR OCCUPANCY.
Convenient to all lines of transit; adjoining Morningside Park and facing Columbia University Park.
3, 4, 5 and 6 Rooms, with Foyer.
Rents, $50 upward.
Several Furnished Apartments.
Elevator, Telephone, Hall Service.
AGENT ON PREMISES, OR
H. H. HAZELTON,
315 West 42d St. Phone 4692 Bryant.

ELMSFORD
NEW ELEVATOR APARTMENTS
The Whole Square Block,
Broadway to Wadsworth Av., 181st to 182d St.
Short Block from 181st Subway Station
Lowest Rentals for Choicest Apartments on Washington Heights.
4 Rooms and Bath, $32-$36.
5 Rooms and Bath, $40-$45.
6 Rooms and Bath, $45-$55.
See Resident Agent, at Renting Office, 4,289 B'way, cor. 181st St. Tel. 4040 Audubon.

STRATHMORE
S. E. Cor. 113th Street and Riverside Drive
10 LARGE ROOMS
Foyer, Pantry and
THREE BATHS
Managed as a permanent investment.
Renting Agent on premises, or
HAWKES & HOPPIN
Tel. 5567 John. 32 Nassau St.

PARTHENON & HESPERUS,
118th to 119th St. & Manhattan Av.
High class Apartments of 3, 4 and 6 rooms with bath. Rental $36 to $65.
Restaurant at moderate prices.
Superintendent, on premises.

The San Maria The Tennessee and Arizona
508 to 520 West 114th Street,
East of Broadway.
Modern fireproof buildings; opposite Columbia University; in exclusive private house block.
5 Rooms.. $720 to $840
6 Rooms.. 780 to 900
7 Rooms.. 1,100 to 1,300
8 Rooms.. 1,400 to 1,500
Apply Resident Manager.
Open Evenings.

"Grinnell"
Riverside Drive and 157th St.
Subway station within 200 feet of building.
This DISTINCTIVE FIREPROOF building has been filled since the day it was opened.
A few suites to lease from October 1st.
All Large Outside Rooms.
RENTALS MUCH LESS than Middle West Side

FIVE ROOMS AND BATH
St. Nicholas Ave. & 175th St.
Wadsworth Ave. & 175th St.
Second floor corner apartment; all outside and large, beautiful sunny rooms.
W. D. MORGAN, Agent, 2,573 B'way. (147 St.)

TERRACE VIEW,
41 St. Nicholas Terrace at 129th St.
On high elevation, opposite Park. See the most beautiful elevator apartments in city for the money. Seeing is believing.
4, 5, 6, 7 & 8 Rooms, $16 a Room.
Under Owner's Management.

MANHATTAN—WEST SIDE.

TEN ROOMS.

64th St., 1 West. Harperley Hall. $2,800. Superintendent on premises.
65th, C. P. W., 50. Prasada. $2,750-$3,000. Fredk. Zittel & Sons, 2,211 Bway, 79th.
66th St., C.P. W., 55. Courtenay. $2,500-$2,800 A. J. Cebura, Agent, 11 West 31st St.
69th, 140 W., s.e. Bwy. Spencer Arms. $3,250 up Pease & Elliman, Agts. 240 Madison Av.
71st St., 140 West. $5,000. A. L. Mordecai & Son, 30 East 42d St.
71st St., 171 West. Dorilton. $3,500. F. R. Wood, W. H. Dolson Co., B'way-80th
78th St., 206 West. $1,500. Frank L. Fisher Co., 148 West 72d St.
79th, W. E. Av., 400, Monticello. $3,700. David Lamb, 400 West End Av.
80th St., 211 West $25,000. $1,600. Pease & Elliman, 165 West 72d St.
82d St., West End Av., 465. $2,600. Chas. P. Huston Co., 15 East 40th St.
84th St., Riverside Drive, 125. $2,200-$2,500. W. R. & J. M. Stewart, 125 Riverside Dr.
84th, Riverside Dr., 116, The Turrets. $2,700. Mark Rafalsky & Co., 527 5th Av.
84th St., W. E. Av., 495, Hohenzollern. $2,700. F. R. Wood, W. H. Dolson Co., B'way-80th.
85th St., 77 West, Carlyle. $1,800. F. R. Wood, W. H. Dolson Co., B'way-80th
85th Riverside Dr., 151, Dorchester. $2,500. Mark Rafalsky & Co., 527 5th Av.
85th St., West End Av., 525. $4,800. Mark Rafalsky & Co., 527 5th Av.
86th St., 151 West. $3,700. A. L. Mordecai & Son, 30 East 42d St.
86th, Riverside Dr., 114, The Turrets. $2,700. Mark Rafalsky & Co., 527 5th Av.
86th, Riv. Dr., 131, Dorchester. $2,400-$2,500. Mark Rafalsky & Co., 527 5th Av.
86th St., 3 West. $2,400. F. R. Wood, W. H. Dolson Co., B'way-80th
88th St., 350 West. The Strathallan. $3,000. F. R. Wood, W. H. Dolson Co., B'way-80th
88th St., Riverside Drive, 155. $3,400-$3,750. Bing & Bing, 119 West 40th St.
90th, 272 West, W. E. Av. Evenston. $3,700. Morewood Realty Holding Co., 71 Bway.
90th St., Cen. Pk. W., 309. El Dorado. $3,000 F. R. Wood, W. H. Dolson Co., B'way-80th.
92d St., 1 West, Cherbourg. $2,200. F. R. Wood, W. H. Dolson Co., B'way-80th
93d, Riv. Dr., 202, Terrace Ct. $1,700-$2,300. Slawson & Hobbs, 162 West 72d St.
93d St., Riv. Dr., 210, Stratford Avon. $3,200. F. R. Wood, W. H. Dolson Co., B'way-80th
94th St., Riv. Dr. Stratford Avon. $3,200. F. R. Wood, W. H. Dolson Co. B'way-80th.
97th St., 209 West, Powellton. $2,200. F. R. Wood, W. H. Dolson Co., B'way-80th.
98th, W. 7. Av., 777, The Stratford. $2,750. Mark Rafalsky & Co., 527 5th Av.
99th St., 808 West End Av. Rental. $3,100. Edwin S. Brickner, 808 West End Av.
100th St., 322 West, Wendolyn. $3,750-$2,900. Slawson & Hobbs, 162 West 72d St.
105th, W. E. Av., 925, Allmar. $1,800. Lewis M. Thiery, Bway, s. w. cor. 107th.
105th, W. End Av., 924, Cleburne. $2,200-$3,500. L. J. Phillips & Co., 158 Broadway.
110th, 601-611 W. Hen. Hud. & annex. $2,400. American Real Estate Co., 501 W. 110th.
112th, B'way, 2,880, Ostend Ct. $1,600-$2,000. Calder, Nassott & Tanning, B'way & 105.
115th St., 304 West. $900. Robert Levers, 376 Lenox Av.
116th, Riv. D., 435, The Colloseum. $2,400-$3,600 Paterno Bros., Inc., 601 West 115th St.
117th, River. Dr., 405, Miramar. $1,800-$2,000. D. Robinson, C. S. Brown Co., 14 Wall St.
136th, Riverside Dr., 587, Beaconsfield. $1,500. E. A. Levy, 505 5th Av.
159th St., St. Nich. Av., 869, Grand View. $1,200 Porter & Co., 159 West 125th St.

ELEVEN ROOMS.

61st St., 10 West, Pasadena. $2,800. F. R. Wood, W. H. Dolson Co., B'way-80th.
64th, cor. Cent. Pk. W. Harperley Hall. $3,800. Manager on premises.
72d St., 175 W., Van Dyck. $3,800. Morewood Realty Holding Co., 71 B'way.
72th, West End Av., 401, New Century. $3,200. David Lamb, 400 West End Av.
81st St., 11 West, Bownette. $3,200-$4,000. A. P. Cebura, Agent, 11 West 31st St.
83d St., 328 West. $2,400-$3,000. F. R. Wood, W. H. Dolson Co., B'way-80th
84th St., Riverside Drive, 125. $2,600-$3,000. W. R. & J. M. Stewart, 125 Riverside Dr.
84th St., W. E. Av., 495, Hohenzollern. $2,700 F. R. Wood, W. H. Dolson Co., B'wy-80th.
84th, Riverside Dr., 116, The Turrets. $3,000. Mark Rafalsky & Co., 527 5th Av.
85th St., Riverside Dr., 116, Turrets. $3,000. Mark Rafalsky & Co., 527 5th Av.
86th St. & Broadway, Belnord. $6,500. F. R. Wood, W. H. Dolson Co., B'way-80th
100th, W. 190th, 822. Wendolyn. $2,400-$3,600. Slawson & Hobbs, 162 W. 72d.

TWELVE ROOMS.

15th St., 346 West. $1,000. Durosz Company, 155 West 14th St.
85th St., 135 West. $4,500. Pease & Elliman, 240 Madison Av.
68th, C. P. West, 58, Georgian Court. $3,000. Slawson & Hobbs, 162 West 72d St.
70th St., 108 West. $1,800. Frank L. Fisher Company, 148 W. 72d St.
78th St., 124 West. $1,800. Frank L. Fisher Company, 148 W. 72d St.
82d St., 20 West. $38,000. $2,400. Pease & Elliman, 165 West 72d St.
84th St., Riverside Drive, 125. $3,300. W. R. & J. M. Stewart, 125 Riverside Dr.
101st St., Cen. Pk. W., 413, Bresenler. $2,000. F. R. Wood, W. H. Dolson Co., B'way-80th.
102d St. & Cent. Pk. W., Bresenler. $2,400. F. R. Wood, W. H. Dolson Co., B'way-80th
116th, Riv. D., 435, Collosseum. $3,300-$3,900. Paterno Bros., Inc., 601 West 115th St.
119th, Claren't Av., 40, The Barleford. $2,000. Slawson & Hobbs, 162 West 72d St.

FOURTEEN ROOMS.

90th St., Cen. Pk. W., 300. El Dorado. $4,000. F. R. Wood, W. H. Dolson Co., B'way-80th.

SIXTEEN ROOMS.

55th St., cor. 7th Av. The Wyoming. $8,500. Potter & Bro., 30 East 42d St.

MANHATTAN—EAST SIDE.

ONE ROOM.

75th St., Madison Av., 929. $420. Wm. A. White & Sons, 62 Cedar St.

TWO ROOMS.

7th St., Washington Square North, 8. $420. J. Edgar Leaycraft & Co., 30 E. 42d St.
15th St., 105 East, Swannanoa. $480. Pease & Elliman, 240 Madison Av.
17th St., 20-42 East. $840-$1,000. Pease & Elliman, 240 Madison Av.
28th St., s.e. cor. 6th Av., 247, K'b'k'r. $600. Pease & Elliman, 240 Madison Av.
30th St., Madison Av., 121. $800. Superintendent on premises.
31st St., n. w. cor., 136 Mad. Av. $1,100. Pease & Elliman, 240 Madison Av.
35th St., 149 East. Muskoka. $600 to $750. Durham Realty Co., 200 5th Av.
40th St., Madison Av., 274. $900 to $1,000. Douglas L. Elliman & Co., 421 Mad. Av.
41st St., 46-48 East. $1,100. Pease & Elliman, 240 Madison Av.
47th, Mad. Av., 402, Carlton Ch. $1,500-$2,200. S. Osgood Pell & Co., 342 5th Av.
48th St., 29 East. $780 and up. N. B. Hall & W. D. Brookwood, 342 5th Av.
49th St., 26-28 East. $540-$720. Douglas L. Elliman & Co., 421 Mad. Av.
50th St., 146-148 East. $900-$950. Pease & Elliman, 240 Madison Av.
53d St., 118 East. $1,200. Moore & Wyckoff, 546 5th Av.
57-58th Sts., Mad. Av., 501-3, M. Class. $900. Pease & Elliman, 240 Madison Av.
58th St., 34-36 East. $540-$600. Douglas L. Elliman & Co., 421 Mad. Av.
59th St., 116 East, $1,000-$1,100. Pease & Elliman, 240 Madison Av.
Madison Av., 945-947. $480-$900. Marston & Co., 277 4th Av.
65th St. & W. E., Park Av., 916, $1,000-$1,250. Pease & Elliman, 240 Madison Av.
66th St., 30 East. $1,200-$1,400. Pease & Elliman, 240 Madison Av.
N. B. Hall & W. D. Brookwood, 342 5th Av.
68th St., Mad. Av., 901, Clinton, $450-$720. Moore & Wyckoff, 546 5th Av.
69th St., 32 East. $900-$700. Pease & Elliman, 240 Madison Av.
75th St., Madison Av., 930. $780 to $800. Wm. A. White & Sons, 62 Cedar St.
79th St., Madison Av., 905. $450-$500. Douglas L. Elliman & Co., 421 Mad. Av.

THREE ROOMS.

15th St., 105 East. Swannanoa. $660. Pease & Elliman, 240 Madison Av.
17th St., 206 East. Rutherford. $360. Berlin Renting Agency, 141 East 17th St.
19th St., Irving Place, 77. $900. Wm. A. White & Sons, 62 Cedar St.
22d St., 152 East. Gramercy Court. $420. S. D. Davis, 131 East 23d St.
27th St., 20 East. $960. Pease & Elliman, 240 Madison Av.
30th St., Madison Av., 121. $1,500. Superintendent on premises.
31st St., n. w. cor., Madison Av., 136. $1,100. Pease & Elliman, 240 Madison Av.
35th St., 146 East. Muskoka. $950 to $1,000. Durham Realty Co., 200 5th Av.
40th St., 36 East. $1,000-$1,400. Payson McL. Merrill Co., Inc., 9 E. 44th St
49th St., 146-8 East. $920-$950. Pease & Elliman, 240 Madison Av.
53d St., 115 East. $1,440. Moore & Wyckoff, 546 5th Av.
54th St., 118 East. $1,400. Moore & Wyckoff, 546 5th Av.
60th St., 20 East. $1,200-$1,800. Pease & Elliman, 240 Madison Av.
61st St., s. s. c., Madison Av., 667. $1,650. Pease & Elliman, 240 Madison Av.
63d St., 40 East. $1,200. Pease & Elliman, 240 Madison Av.
63d St., 111 East. $900-$1,000. Pease & Elliman, 240 Madison Av.
63d St., 33 East. $2,000. Pease & Elliman, 240 Madison Av.
66th St., 42 East. $1,200. Pease & Elliman, 240 Madison Av.
81st St., 157 East. $720. Pease & Elliman, 240 Madison Av.

FOUR ROOMS.

18th St., 336 East, Cecelia. $382-$312. Berlin Renting Agency, 141 East 17th St.
23d St., 152 East, Gramercy Court. $500. S. D. Davis, 131 East 23d St.
27th St., 30-43 East. $600-$840. Pease & Elliman, 240 Madison Av.
27th St., 230 East, Laurasteile. $360. Berlin Renting Agency, 141 East 17th St.
35th St., 146 E. Muskoka. $700 to $1,250. Durham Realty Co., 200 5th Av.
35th St., 148 East. Muskoka. $1,200-$1,250. Durham Realty Co., 200 Fifth Av.
40th St., 9 East. $1,800. P. McL. Merrill Co., Inc., 9 East 44th St.
49th St., 146-8 East. $1,200. Pease & Elliman, 240 Madison Av.
62d St., 27-29 East., $1,000-$1,400. Pease & Elliman, 240 Madison Av.
80th St., Park Av., 925. $1,200. P. McL. Merrill Co., Inc., 9 East 44th St.
83d St., Park Av., 970. $1,100. Bing & Bing, 119 West 40th St.

FIVE ROOMS.

15th St., 105 East, Swannanoa. $660-$900. Pease & Elliman, 240 Madison Av.
16th St., 207 East. La Rosa. $432-$504. Berlin Renting Agency, 141 East 17th St.
16th St., 211 East. La Palma. $432-$504. Berlin Renting Agency, 141 East 17th St.
17th St., 206 East. Rutherford. $540. Berlin Renting Agency, 141 East 17th St.
19th St., 336 East. Cecil. $336-$360. Berlin Renting Agency, 141 East 17th St.
23d St., 152-156 East, Gramercy Ct. $625. S. D. Davis, 131 East 23d St.
27th St., 230 East, Laurasteile. $384-$432. Berlin Renting Agency, 141 East 17th St.
40th St., 104 East. $2,000. Pease & Elliman, 240 Madison Av.
40th St., Third Av., 614. $396. N. B. Hall & W. D. Brookwood, 342 5th Av.
50th St., 216 East, Ray. $456-$480. Berlin Renting Agency, 141 East 17th St.
54th St., 118 East. $1,800. Moore & Wyckoff, 546 5th Av.
72d St., 159 East. $1,300-$1,600. Pease & Elliman, 240 Madison Av.
77th St., s. w. cor. Park Av., 850. $1,400. Pease & Elliman, 240 Madison Av.
82d St., 122 East, The Surrey. $760 to $1,040. Douglas L. Elliman & Co., 421 Mad. Av.
82d St., n. e. cor., Park Av., 969. $1,500. Douglas L. Elliman & Co., 421 Mad. Av.
86th St., 106 East. $1,400. Douglas L. Elliman & Co., 421 Mad. Av.
96th St., 72-74 East. $360. Pease & Elliman, 240 Madison Av.
98th St., 70 East, Brush. $360-$384. Berlin Renting Agency, 141 East 17th St.
108th St., Third Av., 1,960. $14 monthly. J. Willis, 125 West 116th St.
114th St., Madison Av., 1,824. $312. Berlin Renting Agency, 8,883 Broadway.
119th St., 36 East. La Costa. $276-$312. Berlin Renting Agency, 141 East 17th St.
121st St., 149 East, Fuld. $252-$360. Berlin Renting Agency, 141 East 17th St.
135th St., 590 East. $240. F. R. Wood, W. H. Dolson Co., B'way-80th

SIX ROOMS.

18th St., 336 East, Cecil. $380-$420. Berlin Renting Agency, 141 East 17th St.
22d St., 152-156 East. Gramercy Ct. $720. S. D. Davis, 131 East 23d St.
27th St., 20 East. $1,000. Pease & Elliman, 240 Madison Av.
29th St., s.e. cor., 5th Av., 247, K'b'r. $2,000. Pease & Elliman, 240 Madison Av.
40th St., 104 East. $2,400-$2,700. Pease & Elliman, 240 Madison Av.
40th St., 144 East. $1,700. Pease & Elliman, 240 Madison Av.
50th St., 216 East. Ray. $456-$504. Berlin Renting Agency, 141 East 17th St.
53d St., 123 East. $1,500-$1,750. Moore & Wyckoff, 546 5th Av.
53d St., n. e. cor., Madison Av., 815. $1,700. Pease & Elliman, 240 Madison Av.
57th St., cor. Park Av. The Mayfair. $2,400. Cushman, Voorhees & Floyd, 94 William.
61st St., n. e. cor., Park Av., 535. $2,200. Pease & Elliman, 240 Madison Av.
67th St., Lexington Av., 901. $1,500. Douglas L. Elliman & Co., 421 Mad. Av.
69th St., 40 East. $2,000. Pease & Elliman, 240 Madison Av.
69th St., 37-39 East. $1,700-$2,100. Pease & Elliman, 240 Madison Av.
67th St., n. e. cor., Lexington Av., 901. $1,800. Pease & Elliman, 240 Madison Av.
68th St., 11 E. Marquand H'se. $1,600-$2,700. Pease & Elliman, 240 Madison Av.
72d St., 150 East. $1,500-$1,900. Pease & Elliman, 240 Madison Av.
81st St., 157 East. $900-$1,100. Pease & Elliman, 240 Madison Av.
84th St., 114-118 East. $300. Surrey Realty Co., Inc., 286 Madison Av.
85th St., Madison Av., 1,143. $840. Duff & Conger, Madison Av., cor. 86th St.
P'rk Av., 86th St., 105 E., B Ap. $1,500-$1,800. Douglas L. Elliman & Co., 421 Mad. Av.
88th St., 16 East. $480. Duff & Conger, Madison Av., cor. 86th St.
90th St., 62-64 East. $700. F. R. Wood, W. H. Dolson Co., B'way-80th
90th St., Park Av., 1,126. $300. F. R. Wood, W. H. Dolson Co., B'way-80th
94th St., Park Av., 1,192-8. $300-$480. Payson McL. Merrill Co., Inc., 9 E. 44th.
98th St., 88 East. $430. Duff & Conger, Madison Av., cor. 86th St.
98th St., 70 East, Brush. $300-$564. Berlin Renting Agency, 141 East 17th St.
114th St., 65 East. $264. Superintendent on premises.
124th, Madison Av., Cambridge-Oxford. $600. De Peyster Realty Co., 82 Pine St.

SEVEN ROOMS.

Washington Sq., 22, The Washington. $1,600. D. Robinson & C. S. Brown Co., 14 Wall St.
15th St., 105 East, Swannanoa. $1,200. Pease & Elliman, 240 Madison Av.
17th St., 118 East, Irving. $480-$600. Berlin Renting Agency, 141 E. 17th St.
17th St., 145 East. $480-$540. Berlin Renting Agency, 141 E. 17th St.
21st St., Lexington Av., 1. $1,250. Cushman, Voorhees & Floyd, 94 William.
22d St., 156-156 East, Gramercy Ct. $850. S. D. Davis, 131 East 23d St.
27th St., 20-43 East. $1,000-$1,500. Pease & Elliman, 240 Madison Av.
29th St., 125 Madison Av. $1,800. Superintendent on premises.
53d St., Park Av., 952. $2,000. Douglas L. Elliman & Co., 421 Mad. Av.
Mad. Av., 1,260.
Mad. Av., 1,260.

The SANFORD and REXFORD
Occupying Entire Block,
EAST SIDE BROADWAY,
78th to 79th Street
Now Ready for Occupancy.

New High Class Apartments Affording the ultimate of Safety, Comfort and Elegance. Leases are now being made and decorations arranged for these magnificent apartments from October 1st.

5-6-7 Rooms With Baths, Spacious Foyers and Abundance of Closet Room.
IMMEDIATE POSSESSION IN THE FOLLOWING:

The COLOSSEUM — South Cor. 116th Street and Riverside Drive. 10 & 12 Rooms. 2, 3 & 4 Baths.
The MENTONE — 895 West End Ave., Corner 104th Street. 5, 6 and 7 Rooms. 2 and 3 Baths.
The REGNOR — 601 West 115th Street, Corner Broadway. 5, 6 and 7 Rooms. 1 and 2 Baths.
The AQUA VISTA — 460 Riverside Drive, Just North of 116th St. 7 and 8 Rooms. 2 and 3 Baths.

All These Apartments Can Be Inspected Evenings.
Representatives always on each premises.
PATERNO BROS., Inc., Owners and Builders. **Joseph Paterno, Pres.**
601 West 115th Street, Corner Broadway.

West Side.
Above 116th St. and Washington Heights.

The SHOREVIEW
448 RIVERSIDE DRIVE,
Near 119th St.
7-8-9 ROOMS, 3 BATHS
Passenger and Service Elevators.
$1,200 AND UP.

The MONTANA
35 Mt. Morris Park West
6-7-10 ROOMS
$840 TO $1,200.
Superintendent on premises.
L. J. PHILLIPS & CO., Agents,
724 St. and Columbus Av.
'Phone, 2750—Columbus.

HAGUE COURT,
Near Columbia University,
400 West 118th St., Cor. Morningside Drive.
7 Large Rooms, $900-$1000
Unusually large, light rooms, beautifully decorated; two toilets; undesirable tenants excluded; dogs not allowed; concessions and immediate possession for limited number.
W. ALANSON ALEXANDER,
508 5th Av. 'Phone 2718 Murray Hill.

FORT TRYON APARTMENTS
561 West 180th Street,
Corner St. Nicholas Avenue.
4, 5, 6 & 7 Rooms and Bath.
REASONABLE RENTS
Well managed; elevator service; electric light, mail chute, steam heating, hot water. Prompt and Excellent Service DAY AND NIGHT.
Apply on premises, or
J. R. Whitaker, 2,168 Broadway, at 74th St.

THE MOUNT MORRIS
2,041 Fifth Av., corner 120th St.
Modern apartments, 5, 7, and 8 rooms, with all appointments.
Night and day hall and elevator service. Steam heat and telephone switchboard.
All rooms are light and livable size.
Subway and 6th and 9th Av. "L." 125th St.
Rentals $500 to $1,100.
Superintendent on premises.
A. H. MATHEWS, Agent,
181 Broadway.

High Class Elevator Apartments, 2, 3, 4, 5 Rooms and Bath, $30 to $60.
Large rooms, unusual closet space.
Iradell, 420 W. 119th St.
Near Columbia College.
122d St. and Manhattan Ave.
Near 125th St. "L" and Subway.
Large unfurnished Restaurant to lease. 'Phone 3927 Morningside.

THERESA HIGH-CLASS ELEVATOR APTS.,
115 West 129th St.
4-5-6 Rooms, $34-$50
New law elevator apartment house; contains every new improvement; convenient to all transit facilities.
Inquire on premises, or
ROBERT LEVERS, 376 Lenox Ave.

JUST THINK!
Columbus Fireproof Elevator Apts.,
157th St. and Broadway. Subway Corner.
4, 5, 6, 7 rooms, bath; servants' toilet. Some parquet floors. Vacuum cleaner. Latest improvements. House restricted. Please inspect. Rent $10, $12 per room. New owners in charge.

THE MADRID,
552 Riverside Drive,
NORTH OF 125TH STREET.
4-5-6-7-8 rooms, 2 baths, $600 to $1,000. All outside rooms; abundance of light. Close to Subway, surface cars, and 5th Av. stages.

OXFORD HALL
484 Riverside Drive. Near 116th St.

West Side.
Above 116th St. and Washington Heights.

Washington Heights Select Elevator Apartments
Day & Night Hall, Elevator & Telephone Service.

Dayton Court
4, 5, 6 Rooms — 35 Ft. Wash'g'n Av. Corner 160th St. to N'r 158th, B'way Subway — $550 to $875

The Wilton
3, 4, 5 Rooms — 601 West 164th St. N. W. Cor. Broadway to N'r 163th, B'way Subway — $420 to $780

Hamlet Court
7 & 8 Rooms — 600 West 165th St. S. W. Cor. Broadway to N'r 164th, B'way Subway — $900 to $1200
Apply Superintendents on Premises, or
SCHINDLER & LIEBLER
1269 Broadway, near 165th St.
Telephone Audubon 7232.

Michigan!
Illinois!
Louisiana!
507-517 WEST 113TH ST.
Absolutely Fireproof High-Class Elevator Apartment Houses.
2-4-5-6 ROOMS.
Rents $45 to $75.
Inquire at office on premises.

FLORENTINE COURT,
164 West 129th St., corner 7th Av.
A modern apartment, seven and eight rooms with all appointments.
Night and day hall and elevator service.
Steam heat and telephone switchboard.
All rooms are light and livable size.
9th Av. express 130th St. Subway 125th St.
Rents $800—$1,000.
Superintendent on premises.
A. H. MATHEWS, Agent,
181 Broadway.

SMITHSONIAN
60 West 129th St.
Apartments of 6-7-8 large, light rooms, with every improvement, including elevator service, rents $50 to $90. Inquire on premises or
Robert Levers, 376 Lenox Ave.

SONOMA
1,730 Broadway 1,734
Convenient, central location; desirable
4, 5 & 8 Room Apts.
Extra large, light rooms; efficient service; exceptional value.
Supt. on premises.

ANNAPOLIS COURT
234 WEST 135TH ST.
adjacent to Riverside Drive. Modern elevator apartments.
4, 5, 6 AND 7 ROOMS.
RENTS $35, $50, $60 AND $75.
Commanding an excellent view of river; convenient to Subway Station.
B. M. OBERMAN, 30 BROAD ST.

VERSAILLES PALACE
605-607 WEST 113TH ST.
Between Broadway and Riverside Drive.
Six rooms and bath, $1,000 up. Most desirable apartments in this section. Large rooms and high ceilings, perfectly appointed; all improvements; hardwood floors throughout; private [illegible]

MANHATTAN—EAST SIDE.

SEVEN ROOMS.

53d St., 332 Park Av., 6th floor N. $2,500.
D. L. Eilman & Co., 421 Madison Av.
56th St., 144 E. Wellesbourne. $1,300-$1,600.
Pease & Eilman, 340 Madison Av.
58th St., 116 East, Park Av. $2,100.
Pease & Eilman, 340 Madison Av.
61st St., n. e. cor., Park Av., $85. $2,600-$2,700.
Pease & Eilman, 340 Madison Av.
62d St., 40 E. $2,600-$3,000.
Pease & Eilman, 340 Madison Av.
92d St., 60-73 E. $900-$1,000.
Pease & Eilman, 340 Madison Av.
66th St., 42 East. $2,500-$3,000.
Pease & Eilman, 340 Madison Av.
68th St., 11 East, Marq'd House. $2,300-$2,700.
Pease & Eilman, 340 Madison Av.
71st St., 104 East. $540.
D. Robinson & C. S. Brown Co. 14 Wall St.
72d St., 150 East, s. e. cor. Lex. Av. $2,300.
Pease & Eilman, 340 Madison Av.
73th St., 103 East. $1,900-$2,300.
Pease & Eilman, 340 Madison Av.
76th St., s. w. Park Av., 820. $1,500-$2,300.
Pease & Eilman, 340 Madison Av.
77th St., 66 East. $720-$900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
77th St., 72 East. $720-$1,020.
F. R. Wood, W. H. Dolson Co., B'way-80th.
77th St., s. w. cor., Park Av., 850. $2,000-$2,700.
Pease & Eilman, 340 Madison Av.
78th St., s. e. cor. Park Av., 875. $2,600.
Pease & Eilman, 340 Madison Av.
79th St., N. E. Cor. Lexington Av. $600-$720.
Julius Friend, E. M. Lewi Co., 1,133 B'w'y.
83d St., 122 E., Ap. 2 A. The Surrey. $1,200.
Douglas L. Eilman & Co., 421 Mad. Av.
84th St., 114-118 East. $300.
Surrey Realty Co., 290 Madison Av.
86th St., 103 E., A Apt. $2,000-$2,100.
Douglas L. Eilman & Co., 421 Mad. Av.
90th St., 62-64 East. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
90th St., Park Av., 1,128. $540.
F. R. Wood, W. H. Dolson Co., B'way-80th
87th St., Mad. Av., 1,190. King's Court. $1,200.
John J. Kavanagh, 996 Madison Av.
88th St., 12 East. $660.
Duff & Conger, Madison Av., cor. 89th St.
89th St., 17 East. $570-$600.
Duff & Conger, Madison Av., cor. 88th St.
89th St., Madison Av., 1,244. $660.
Duff & Conger, Madison Av., cor. 86th St.
90th St., 60 East. $516 per annum.
Slawson & Hobbs, 162 West 72d St.
91st St., Madison Av., 1,289. $1,020.
Douglas L. Eilman & Co., 421 Mad. Av.
Park Av., 92d St., 69-73 East. $600-$1,080.
Pease & Eilman, 340 Madison Av.
94th St., Park Av., 1,192-8. $960.
Payson McL. Merrill Co., Inc., 9 E. 44th St
94th, Mad. Av., 1,326. Fairfax. $960-$1,320.
Duff & Conger, Madison Av., cor. 89th.
96th St., 60 East. $540.
Duff & Conger, Madison Av., cor. 88th St.
101st St., 1 East. $420.
Duff & Conger, Madison Av., cor 86th St.
113th St., Lenox Av., 54. $540.
E. Hoffmann, 61 West 114th St.
124th, cor. Mad. Av. C'b'dge & Oxf. $660-$880
De Peyster Realty Co., 92 Pine St.

EIGHT ROOMS.

11th St., 24 Av., 175. The Ruth'd. $900-$1,000
J. Edgar Leaycraft & Co., 30 East 42d St.
17th St., 112 East. $1,100-$1,200.
Pease & Eilman, 340 Madison Av.
80th St., Madison Av., 121. $2,200-$2,400.
Superintendent on premises.
81st St., n. w. cor., Madison Av., 130. $2,000.
Pease & Eilman, 340 Madison Av.
53d-53d Sts., Park Av., 375. $2,900.
Montana Realty Co., 30 East 42d St.
56th St., 207 West. Winfield. $1,560.
Moore & Wyckoff, 546 5th Av.
58th St., 110 East, Fullerton. $2,200-$2,600.
Pease & Eilman, 340 Madison Av.
62d St., cor. Park Av., 871. Hetherington $1,800.
J. Edgar Leaycraft & Co., 30 East 42d St.
65th St., 35 E. Sussex. $1,300-$1,800.
Superintendent on premises.
68th St., 11 E. Mar'd H. $2,600-$3,500.
Pease & Eilman, 340 Madison Av.
72d St., 150 E., s. e. c. Lex. Av. $2,100-$2,650.
Pease & Eilman, 340 Madison Av.
75th St., Madison Av., 1,000. $2,000.
P. McL. Merrill Co., Inc., 9 East 44th St.
76th St., s. e. cor., Park Av., 829. $2,400-$3,200.
Pease & Eilman, 340 Madison Av.
77th St., 66-72 East. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th
77th St., s. w. c. Park Av., 850. $3,200-$3,600.
Pease & Eilman, 340 Madison Av.
77th, n. e cor., Mad. Av., 995. $2,500-$3,000.
Pease & Eilman, Agts., 340 Madison Av.
79th St., 153 East. $600.
Julius Friend, E. M. Lewi Co., 1,133 B'w'y.
82d, Mad. Av. & 82d St. Schermerhorn. $3,100.
Princeton Construction Co., 30 E. 42d St.
83d St., Riverside Drive, 110. $1,200-$2,000.
Pease & Eilman, 340 Madison Av.
89th St., 77 East. Meteor. $1,200.
W. P. Breitwieser, 205 Broadway.
89th St., 23 East. $660.
Duff & Conger, Madison Av and 86th St.
90th St., Madison Av., 1,261. $2,100.
Duff & Conger, Madison Av., cor. 88th St.
97th, Mad. Av., 1,391, Ambassador. $950-$1,200
C. M. Silverman & Son, 3,432 B'way.
124th St., Madison Av. Camb.-Oxford. $1,000.
De Peyster Realty Co., 92 Pine St.

NINE ROOMS.

24th, 126-130 E. The Cleveland. $900-$1,380.
Cammann, Voorhees & Floyd, 84 William.
57th and Park Av. The Mayfair. $2,700-$2,800.
Cammann, Voorhees & Floyd, 84 William.
58th St., 116 East, Fullerton. $2,800.
Pease & Eilman, 340 Madison Av.
62d St., 116 E. $2,350-$2,650.
Douglas L. Eilman & Co., 421 Mad. Av.
66th & 67th Sts., Mad. Av., 780. $2,100-$2,400.
Pease & Eilman, 340 Madison Av.
67th St., n. e. cor., Lex. Av., 901. $2,400-$3,200.
Douglas L. Eilman & Co., 421 Mad. Av.
72d St., Park Av., 755. $3,000-$4,300.
Superintendent on premises.
77th, s. w. cor., Park Av., 850. $3,200-$3,600.
Pease & Eilman, Agts., 340 Madison Av.
78th St., s. e. cor., Park Av., 875. $2,600.
Pease & Eilman, 340 Madison Av.
82d St., n. e. cor., Park Av., 900. $2,700-$3,300.
Douglas L. Eilman & Co., 421 Mad. Av.
82d, Mad. Av. & 82d St. Schermerhorn. $3,900.
Princeton Construction Co., 30 E. 42d St.
83d St., n. e. c. Park Av., 961, Han'r. $1,750-$2,000.
Douglas L. Eilman & Co., 421 Mad. Av.
87th St., Madison Av., 1,211. Clark. $1,800.
E. A. Levy, 505 5th Av.
87th, Mad. Av., 1,190-96. King's Court. $1,600.
John J. Kavanagh, 996 Madison Av.
89th St., 77 E. Meteor. $1,400.
E. A. Levy, 505 5th Av.
90th St., Madison Av., 1,261. $2,100.
Duff & Conger, Madison Av. and 86th St.
96th, n. w. cor., Park Av., Van Cl'and. $1,400.
J. Edgar Leaycraft & Co., 30 E. 42d St.
97th, Md. Av., 1,391, Ambassador. $1,350-$1,500.
C. M. Silverman & Son, 3,432 Broadway.

TEN ROOMS.

11th St., 5th Av., 43. $2,000-$3,500.
Mark Rafalsky, & Co., 527 5th Av.
29th St., s. e. c. 5th Av., 247. Knickerb'r. $3,000.
Pease & Eilman, 340 Madison Av.
62d St., n. e. cor. Park Av., 868. $6,000.
Pease & Eilman, 340 Madison Av.
69th St., 140 West. Spencer Arms. $3,250.
Pease & Eilman, Agts., 340 Madison Av.
72d St., s. e. cor. Park Av., 755. $5,000.
Douglas L. Eilman & Co., 421 Mad. Av.
77th St., s. w. cor. Park Av., 850. $4,000-$4,200.
Pease & Eilman, 340 Madison Av.
80th St., Park Av., 925. $4,000.
P. McL. Merrill Co., Inc., 9 East 44th St.

ELEVEN ROOMS.

Lexington Av., 1. $4,500.
Gaines & Drennan Co., 25 East 26th St.
53d St., n. e., Madison Av., 515. $3,200.
Pease & Eilman, 340 Madison Av.
61st St., n. e., Park Av., 835. $6,000.
Pease & Eilman, 340 Madison Av.
66th St., s. e., Mad. Av., 771. $3,000.
Pease & Eilman, 340 Madison Av.
72d St., s. e. cor. Park Av., 755. $4,000-$4,600.
D. L. Eilman & Co., 421 Madison Av.
89th St., Park Av., 925. $4,000 to $4,500.
Payson McL. Merrill Co., Inc., 9 E. 44th St.
80th St., Park Av., 929. $4,500 to $5,000.
Pease & Eilman, 340 Madison Av.
82d St., n. w. cor. Park Av., 900. $4,350.
D. L. Eilman & Co., 421 Madison Av.
82d St., n. e. cor. Park Av., 939. $2,900-$3,300.
D. L. Eilman & Co., 421 Madison Av.
85th at 5th Av., 3 East. $4,250.
D. L. Eilman & Co., 421 Madison Av.

TWELVE ROOMS.

62d St., Park Av., 875. $6,000.
Montana Realty Co., 30 East 42d St.
55th St. Park Av., 410. $4,000-$4,050.
Moore & Wyckoff, 546 5th Av.
58th St., 126 W. $4,200-$4,600.
Pease & Eilman, 340 Madison Av.
67th St., n. e. cor. Lexington Av., 901 $4,000.
Douglas L. Eilman & Co., 421 Mad. Av.
68th St., 11 E. Marq'd House. $5,300-$6,800.
Pease & Eilman, 340 Madison Av.
70th, s. w. cor. Park Av., 830. $4,000-$4,500.
Pease & Eilman, Agts., 340 Madison Av.
82, n e c. Park Av, 969, "A" apts. $3,900-$4,000.
Douglas L. Eilman & Co., 421 Mad. Av.
107th St., 210-220-230 West. $1,600-$1,800.
Manager on premises.

THIRTEEN ROOMS.

55th St., Park Av., 410. $6,000.
Moore & Wyckoff, 546 5th Av.
61st St., s. e. cor. Madison Av., 667. $3,500.
Pease & Eilman, 340 Madison Av.
68th, 11 East, Marquand House. $6,250-$6,500.
Pease & Eilman, Agts., 340 Madison Av.

FOURTEEN ROOMS.

55th St. Park Av., 410. $5,200-$6,000.
Moore & Wyckoff, 546 5th Av.

FIFTEEN ROOMS.

66th St., 46 East. $2,500.
S. Osgood Pell & Co., 542 5th Av.

EIGHTEEN ROOMS.

66th, n. w. cor. Park Av., 940. $9,000-$12,000.
D. L. Eilman & Co., 421 Madison Av.

NINETEEN ROOMS.

55th St., Park Av., 410. 10th floor. $11,000.
Moore & Wyckoff, 546 5th Av.

BRONX.

TWO ROOMS.

158th St., 671 East. $288.
Leo Abraham, 816 East 160th St.
165th St., Tiffany St., 1,009. $192.
Leo Abraham, 816 East 160th St.
171st St., Washington Av., 1,477. $192-$228.
Wood-Dolson Co., Agts., B'way & 80th.
179th St., Bathgate Av., 2,027. $360.
Wood-Dolson Co., Agts., B'way & 80th.
182d St., Belmont Av., 2,205. $342.
Leo Abraham, 816 East 160th St.
182d St., Belmont Av., 2,202. $288.
Leo Abraham, 816 East 160th St.
Hoe Av., 1,237. $288-$336.
Leo Abraham, 816 East 160th St.
Home St., 722. $300-$324.
Leo Abraham, 816 E. 160th St.
Simpson St., cor. 163d, 1,016 E. Hunts Pt. $300
A. Arent Co., on premises.
Southern Boulevard, 1,222. $276.
Leo Abraham, 816 East 160th St.

THREE ROOMS.

169th, Frank Av., 1,330. M. Carlo. $240-$254.
Berlin Renting Agency, 141 East 17th St.
172d St., Audubon Av., 145. Morrison. $324.
Norman Denzer, 3,816 Broadway.
Simpson St., cor. 163d, 1,018 E. Hunts Pt. $300
A. Arent Co., on premises.

FOUR ROOMS.

163d St., Simpson St., 989. $288-$312.
Nehring Co., 1,278 St. Nicholas Av.
163d St., Fox St., 931. Lorem. $384.
A. Arent Co., 1,014 East 163d St.
165th St., 371 East. Hudson. $300-$324.
Berlin Renting Agency, 3,883 Broadway.
169th, Frank Av., 1,330. M. Carlo. $300-$336.
Berlin Renting Agency, 141 East 17th St.
181st St., Crotona Av., 2,155. $264.
F. R. Wood, W. H. Dolson Co., B'way-80th
181st St., Crotona Av., 2,155. $204.
F. R. Wood, W. H. Dolson Co., B'way-80th
Faile St., 1,057. $24-$32.
William Oppenheim, 793 Westchester Av.
Fres'n St., Wilkins Av, 1,317, 1,327, 1,337. $240
A. Arent Co., on premises.
Hoe Av., 1,033. $24-$28.
William Oppenheim, 793 Westchester Av.
Simp. St., cor. 163d, 1,018 E. Hunts Pt. $480.
A. Arent Co., on premises.
Tinton Av., 760. $19-$21.
William Oppenheim, 793 Westchester Av.
Westche'r Av, cor. So. Boul. 1,058. Ches. H. $28.
Amer. Real Estate Co., 925 So. Boulevard.

FIVE ROOMS.

163d St., 989 Simpson St. $360.
Nehring Co., 1,278 St. Nicholas Av.
163d St., Longfellow Av., 1,157. $348-$372.
Nehring Co., 1,278 St. Nicholas Av.
163d St., Fox St., 931. Lorem. $432.
A. Arent Co., 1,014 East 163d St.
165th St., 365 East. Fulton. $336-$420.
Berlin Renting Agency, 3,883 Broadway.
165th, Teller Av., 1,046. Lincoln. $324-$408.
Berlin Renting Agency, 3,883 Broadway.
Hoe Av., 1,033 and 1,045. $33-$35.
William Oppenheim, 793 Westchester Av.
Simpson St., cor. 163d, 1,018 E. Hunts Pt. $300
A. Arent Co., on premises.
Tinton Av., 760. $22-$25.
William Oppenheim, 793 Westchester Av.
Westchester Av., Ever'n Av., 1,210. $25-$29.
American Real Estate Co., 925 So. Blvd.

SIX ROOMS.

*Bronx. Plot 18x100. $5,200.
N. Y. Suburban Land Co., 34 W. 33d St.
138th St., 550 East. $500.
F. R. Wood, W. H. Dolson Co., B'way-80th
153d St., Simpson, 1,000-20. $300-$360.
Louis Schlechter, 217 West 110th St.
163d St., Tiffany St., 986. $360.
A. Arent Company on premises.
163d St., Fox St., 931. Lorem. $64.
1,014 East 163d St.
163d St., Kelly St., 920-932. $432.
A. Arent Company on premises.
165th St., 371 East, Hudson. $408-$444.
Berlin Renting Agency, 3,883 Broadway.
172d St., Audubon Av., 145. Morrison. $600.
Norman Denzer, 3,816 Broadway.
Simpson St., 163d St., 1,018 East. $660.
A. Arent Company on premises.
So. Blvd., Hunt's Point Av., 819-875. $372.
A. Arent Company on premises.

SEVEN ROOMS.

138th St., Brook Av., 278-84. $276.
Wood-Dolson Co., Broadway and 80th St.
163d St., Fox St., 931. Lorem. $660.
A. Arent Co., 1,014 East 163d St.
153d St., Simpson St., 1,000-20. $420.
Louis Schlechter, 217 West 110th St.
163d St., Kelly St., 920 to 932. $480.
A. Arent Co., on premises.
165th St., Forest Av., 1,044-8. $420.
Wood-Dolson Co., Broadway and 80th St.
Faile St., 1,057. $45.
William Oppenheim, 793 Westchester Av.
Hoe Av., 1,056. $45.
William Oppenheim, 793 Westchester Av.

EIGHT ROOMS.

Simpson St., 163d, 1,018 E. Hunts Point. $1,000
A. Arent Co., on premises.

NINE ROOMS.

*Bronx. Plot 25x100. $4,500.
N. Y. Suburban Land Co., 34 W. 33d St.

ELEVEN ROOMS.

*Bronx. Plot 20x100. $3,000.
N. Y. Suburban Land Co., 34 W. 33d St.

FIFTEEN ROOMS.

*Bronx. Plot 50x112. $16,500.
N. Y. Suburban Land Co., 34 W. 33d St.

YONKERS.

FOUR ROOMS.

Highland Av., 246 So. B'way, Park Hill. $324.
American Real Estate Co., 527 Fifth Av.

FIVE ROOMS.

Bayley Av., Lawrence Property Apts. $420.
American Real Estate Co., 527 Fifth Av.

APARTMENTS TO LET—Unfurnished

Attractive Washington Heights Apartments

HISPANIA HALL
601 West 156th St., Corner Broadway, Opposite Hispanic Museum.
4-5-6-7-8 Rooms, 1-2 baths.
$42.50 TO $100.

THE SHERWOOD
555 West 164th St., adj. Broadway.
4-5-6 rooms and bath, only one of each.
$24-$26-$48.

THE SWAMPSCOTT
600 West 180th Street, corner Broadway.
5-6 rooms and bath.
$45 AND $60, (CORNER.)

No. 569 West 184th St.,
Corner St. Nicholas Av.
5-6 rooms and bath.
$28 AND $45, (CORNER.)

542 West 179th St.,
ADJ. ST. NICHOLAS AVENUE.
4 large rooms and bath.
FRONT APARTMENT $36.
Also 2 Rooms and Kitchenette, Ground Floor Front, Suitable for Dentist, $20.

THE FORT WASHINGTON
9 Fort Washington Avenue, adj. Broadway.
4 ROOMS AND BATH, $25.

DUNLOE
44 Pinehurst Avenue, near 180th St.
5-6 rooms and bath.
$30 AND $40.

THE BLANCHE
540 West 158th St., near Broadway.
5-4 rooms and bath.
$25-$32.

BERT G. FAULHABER & CO.
Broadway and 156th St.; also 179th St.
Telephone Audubon 870.

Open for Inspection
ELEVATOR APARTMENTS
St. Nicholas Terrace
Entire Block, Facing St. Nicholas Park.
128th to 129th Street
Convenient to Sixth and Ninth Ave. "L" and Subway.
3-4-5 Rooms and Foyers,
and numerous large closets.
Rents $32 to $60.

Also a Few Choice Apartments in These High-Class Non-Elevator Houses.
Convent Avenue,
128th to 129th Street
3-4-5 Rooms, $22 to $40.

Inquire on premises or renting office
29 CONVENT AVENUE. PHONE 8420 MORNINGSIDE.

West Side.
Above 110th St. and Washington Heights.

THE LANCASTER
605 W. 141, near Riverside Drive.
Near Subway. Modern elevator building. Select locality. Large, light room. Southern exposure.
5-7 Rooms—$45 to $65.

THE BERMUDA,
608-10 WEST 150TH ST.
NEAR RIVERSIDE DRIVE.
Elevator, every modern improvement.
4, 5, 6, 7 rooms and bath.
Rents $33 to $70.
Apply on premises, or
SHAW & CO.,
1 WEST 125TH ST.

MANHATTAN—East Side.

New Apartments
In the Fashionable Park Av. Section.
TWO BUILDINGS WITH CONNECTING COURT, PROVIDING EXCEPTIONAL LIGHT & AIR.
115 and 123 E. 53d St.
6 and 7 Rooms
2 and 3 Baths
$1,560 to $2,600
EXTRA SERVANTS' ROOMS.
Booklets upon request.
MOORE & WYCKOFF,
546 5TH AVENUE
Corner 45th St. 'Phone, 1293—Bryant.

Murray Hill Apartments,
122-128 East 34th Street,
S. W. Cor. of Lex. Av. & 34th St.
Apartments of
7 AND 8 ROOMS AND BATH.
Convenient to the Subway, Madison Av., Lexington Av., and 34th St. surface cars.
HERMAN L. R. EDGAR,
31 Nassau St. Tel. Cort. 4641.

GRAMERCY PARK
36 Gramercy Park East.
APARTMENTS.
Unusually airy, light and convenient. Access to enclosed park.
For Rent $2,000 - $3,000
For Sale 8,700 - 12,000
Inquire of Superintendent.

34 EAST 40TH STREET
APARTMENT OF
2 ROOMS & BATH
Also 1 Room, Alcove & Bath.
GEO. R. READ & CO.
2 East 35th St. 20 Nassau St.
12,247.

SIX ROOMS AND BATH $45
Elevator. Steam Heat.
No. 771 East 33d St. The Vendel.
J. Edgar Leaycraft & Co.,
30 East 42d St.

THE SUSSEX,
55 EAST 65TH ST.
From Oct. 1, or earlier.
Eight-room apartments, $1,200 and $1,600.
1st floor apartment, suitable for physician, $1,200.
Bachelor Apartment,
749 FIFTH AVENUE,
Near 57th St.
Desirable and Inexpensive.

MANHATTAN—East Side.

Mayfair
Southeast Corner
57th St. & Park Ave.
Light Apartments
General Location and character unexcelled.
One very attractive apartment suitable for a small family
Rent $2400
Also two nine-room apartments
Rent $2700-$2800
Supt. on premises or to agents.
Cammann, Voorhees & Floyd
84 William St. Telephone 2260 John

Southeast Corner
95th St. & Lexington Ave.
High class elevator Apartments of
6 & 7 Rooms & Bath
All up to date improvements, handsomely decorated.
Rentals $42.50 to $60.00
EXCEPTIONAL VALUE.
All night elevator and hall service.
Resident superintendent.
New subway station at corner.

3 EAST 35TH STREET
APARTMENT OF
2 Large Rooms & Bath
LARGE CLOSETS
GEO. R. READ & CO.
12,246.

61 EAST 86TH ST.
One-half block from Central Park.
Apartments of 5, 6 & 7 rooms.
All night elevator and hall service.
Rental $50 to $80.
Superintendent, on premises.

GRAMERCY COURT,
152 EAST 22D ST.
3, 4, 5, 6, and 7 room elevator apartments; all latest improvements; central location; rents, $35 to $75. Apply on premises.

939 MADISON AVENUE
(BETWEEN 74TH AND 75TH STS.)
Two large rooms and bath, with maid service; one apartment on a floor; also one large room and bath; meals served in rooms when desired.
Apply to WM. A. WHITE & SONS, 62 Cedar St., New York, or Superintendent on premises.

"HOFFMAN ARMS,"
940 Madison Av., corner 80th St.
Four to ten rooms, $1,100 to $1,900.
Large studio; two bedrooms, bath, $1,200.
Spacious rooms; accessible location. Apply Supt.

79th St., 142 East, Cor. Lexington
7 large, light rooms, corner apartment. All improvements. Rent $40.

BROOKLYN.

ONE ROOM.

†Nevins St., Livingston St., 306. $264.
G. E. Lovett & Co., Inc., 306 Livingston.

TWO ROOMS.

Brooklyn Av., 92-94. $322-$330.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
†Livingston St., 300. $420.
G. E. Lovett & Co., Inc., 306 Livingston.
†Nevins St., Schermerhorn St., 295. $360-$450.
G. E. Lovett & Co., Inc., 306 Livingston.
Schermerh'n St., 119. The Pinehurst. $396-$420
Frank H. Tyler, 1,183 Fulton St., B'klyn.
W'druff St., Ocean Av., 354. Montauk Ct. $300.
Westwood Realty Co., 685 Flatbush Av

THREE ROOMS.

Livingston St., 38. The Colonial. $720-$900.
Bing & Bing, 119 West 40th St.

FOUR ROOMS.

Livingston St., 38. The Colonial. $900-$1,080.
Bing & Bing, 119 West 40th St.
Ocean Av., 975. Ditmas Court. $400.
Frank H. Tyler, 1,183 Fulton St., B'klyn.

FIVE ROOMS.

Franklin Av., Putnam Av., 121. $264-$288.
G. E. Lovett & Co., 306 Livingston St
Ocean Av., 975. Ditmas Court. $600.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Van Buren St., 167-171 Buck'm-Lancas'r. $696.
Frank H. Tyler, 1,183 Fulton St., B'klyn.

SIX ROOMS.

Bedford Av., 1,244-46. $800-$336.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Flatbush Av., 26th St., 545 East. $360-$420.
Westwood Realty Co., 685 Flatbush Av.
Franklin Av., 730-732. $216-$240.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Fulton St., St. James Place, 218-234. $504.
Golden Realty Co., 45 Willoughby St.
Marcy Av., 949. $204-$216.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Van Buren St., 167-171 Buck'm-Lancas're $704.
Frank H. Tyler, 1,183 Fulton St., B'klyn.

SEVEN ROOMS.

Bedford Av., 1,126. $264-$288.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Bedford Av., Winthrop St., 118. $350-$645.
Westwood Realty Co., 685 Flatbush Av.
Classon Av., 429. $300-$420.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
†*Eldert's Lane, 370. $4,700. $420.
Bleer Brothers, on premises.
Gates Av., Grand Av., 378. Beatrice. $600-$720
G. E. Lovett & Co., Inc., 306 Livingston.
Hancock St., 48. $240-$276.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Montgomery Place, 8th Av., 133. $1,200.
G. E. Lovett & Co., Inc., 306 Livingston.
New York Av., 239. $540-$630.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Nostrand Av., cor. Hancock. Renaissance. $540.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Nost. Av. St. Mks Av., 665. St Marks. $540-$900
G. E. Lovett & Co., Inc., 306 Livingston.
Pacific St., 1,153. $336-$396.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Prospect Park W. President St., 953. $600.
G. E. Lovett & Co., Inc., 306 Livingston.
State St., Garden Pl., 23. Kathrys. $720-$780
G. E. Lovett & Co., Inc., 306 Livingston.
St. James Place, 218. $576.
Golden Realty Co., 45 Willoughby St.
St. Marks Av., 185-187. $324-$360.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Winthrop St., Bedford Av., 1,979. $576.
Westwood Realty Co., 685 Flatbush Av.
8th Av., Montgomery Place, 10. $840.
G. E. Lovett & Co., Inc., 306 Livingston.
*19th Av., 6,112. $5,500. $30.
Alco Bldg. Co., 60 Liberty St.
†22d Av., 5,914. $5,500. $30.
Alco Bldg. Co., 60 Liberty St.
52d St., 1,861. $5,500. Rent $35.
Alco Building Co., 60 Liberty St., N. Y.
*64th St., 2,070. $5,500. $30.
Alco Bldg. Co., 60 Liberty St.
*64th St., 2,132. $5,500. $30.
Alco Bldg. Co., 60 Liberty St.
*65th St., 1,900. $5,500. $30.
Alco Bldg. Co., 60 Liberty St.
*65th St., 2,028. $5,500. $30.
Alco Bldg. Co., 60 Liberty St.
*66th St., 2,030. $5,500.
Alco Bldg. Co., 60 Liberty St.
*66th St., 2,100. $5,500.
Alco Building Co. 60 Liberty St.
*66th St., 2,127. $5,500.
Alco Building Co., 60 Liberty St.
*67th St., 2,106. $5,500.
Alco Building Co., 60 Liberty St.

EIGHT ROOMS.

Gates Av., Lenox Court, 272. $720-$840.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Halsey St., 7. $420-$540.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Halsey St., 95. The De Soto. $480.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Nostrand Av., cor. Hancock. Renaissance. $660.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Pros'ct Pl., c. King'on Av. Parkview. $480-$570
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Prospect Av., 812. $540.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Ocean Av., 354. Montauk Court. $1,225.
Westwood Realty Co., 685 Flatbush Av.

NINE ROOMS.

Montgomery Pl., 8th Av., 133. $1,800.
George E. Lovett & Co., 306 Livingston St.
Schermerhorn, 11-13. Montana. $1,900-$2,100.
Bing & Bing, 119 West 40th St.

ELEVEN ROOMS.

Franklin Av., 385. The Alameda. $900-$1,080.
Frank H. Tyler, 1,183 Fulton St., B'klyn.

STATEN ISLAND.

SEVEN ROOMS.

*Tottenville, Roverdale Av., 5 acres. $5,000.
S. Osgood Pell & Co., 542 5th Av.
*Tottenville. Plot 100x100. $7,000.
N. Y. Suburban Land Co., 34 W. 33d St.

TWELVE ROOMS.

*Grymes Hill, Stapleton. 7 acres. $20,000.
N. Y. Suburban Land Co., 34 W. 33d St.

City Houses

* For Sale. † To Let.

WEST SIDE.

EIGHT ROOMS.

†135th St., 202 West. $600.
Robinson, Brown Co., 10 East 45th St.
†135th St., 204 West. $600.
Robinson, Brown Co., 10 East 45th St.
†135th St., 206 West. $600.
Robinson, Brown Co., 10 East 45th St.
†135th St., 210 West. $600.
Robinson, Brown Co., 10 East 45th St.

TEN ROOMS.

†150 St., 224 West. $900.
Tuxill Realty Co. Rent $75.
†120th St., Manhattan Av., 477. $780.
Robert Levers, 376 Lenox Av.
†121st St., 208 West. $900.
Porter & Co., 159 West 125th St.
†127th St., 206 West. $1,200.
S. Osgood Pell & Co., 542 5th Av.

ELEVEN ROOMES.

†72d St., 151 West. $3,000.
Clark Estates, 149 Broadway.
†81st St., 120 West. $28,000. $2,000.
Pease & Elliman, 165 West 72d St.
†85th St., 38 West. $25,000. $1,800.
Pease & Elliman, 165 West 72d St.
†85th St., 51 West. $1,700.
Clark Estates, 149 Broadway.
†103d St., 242 West. $2,400.
S. Osgood Pell & Co., 542 5th Av.
†129th St., 325 West. $300.
Porter & Co., 159 West 125th St.
†130th St., 20 West. $1,000.
Robert Levers, 376 Lenox Av.

TWELVE ROOMS.

†72d St., 18 West. $3,000.
Pease & Elliman, 165 West 72d St.
†73d St., 36 West. $3,000.
Clark Estates, 149 Broadway.
†73d St., 44 West. $2,000.
Clark Estates, 149 Broadway.
†73d St., 45 West. $2,800.
Clark Estates, 149 Broadway.
†*80th St., 319 West. $48,000. $3,000.
Pease & Elliman, 165 West 72d St.
†81st St., 151 West. $2,000.
Frank L. Fisher Co., 148 West 72d St.
†*82d St., 20 West. $38,000. $2,500.
Pease & Elliman, 165 West 72d St.
82d St., 25 West. $35,000. $2,500.
Pease & Elliman, 165 West 72d St.
†86th St., 134 West. $2,400.
Pease & Elliman, 165 West 72d St.
118th St., 145 West. $1,500.
J. Edgar Laycroft & Co., 30 E. 42d St.
†128th St., 146 West. $900.
Porter & Co., 159 West 125th St.

THIRTEEN ROOMS

†47th St., 7 West. $3,500.
P. McL. Merrill Co., Inc., 9 East 44th St.

CITY HOUSES—WEST SIDE.

FOURTEEN ROOMS.

†13th St., 159 West. $1,400.
Duross Co., 155 West 14th St.
†49th St., 26 West. $4,000.
Pease & Elliman, 340 Madison Av.
*97th St., 48 West. $28,000.
B. F. Hill, 362 W. 20th St., N. Y.
†75d St., 23 West. $3,000.
Clark Estates, 149 Broadway.

FIFTEEN ROOMS.

†50th St., 40 West. $6,000.
P. McL. Merrill Co., Inc., 9 East 44th St.

SEVENTEEN ROOMS.

†75d St., 38 West. $3,500.
Clark Estates, 149 Broadway.

EIGHTEEN ROOMS.

†50th St., 4 West. $10,000.
P. McL. Merrill Co., Inc., 9 East 44th St.
†*87th St., Riverside Drive, 147. $100,000.
Clark Estates, 149 Broadway.

TWENTY ROOMS.

†52d St., 21 West. $6,000.
Pease & Elliman, 340 Madison Av.
†74th St., 24 West. $5,500.
Clark Estates, 149 Broadway.
†74th St., 30 West. $6,000.
Clark Estates, 149 Broadway.
†74th St., 34 West. $5,500.
Clark Estates, 149 Broadway.

CITY HOUSES—EAST SIDE.

TEN ROOMS.

†*25th St., 128 East. $26,000. $900.
S. Osgood Pell & Co., 542 5th Av.
†38th St., Lexington Av. 320. $2,000.
S. Osgood Pell & Co., 542 5th Av.
†32d St., 57 East. $2,800.
S. Osgood Pell & Co., 542 5th Av.
†52d St., 61 East. $3,500.
Pease & Elliman, Agents, 340 Madison Av.
†82d St., 48 East. $2,500.
Pease & Elliman, Agents, 340 Madison Av.
†130th St., 66 East. $550.
Doug. Robinson, C. S. Brown Co. 10 E. 45th.
†130th St., 70 East. $550.
Doug. Robinson, C. S. Brown Co. 10 E. 45th.

TWELVE ROOMS.

†37th St., 122 East. $2,500.
Pease & Elliman, Agents, 340 Madison Av.
†38th St., 147 East. $2,500.
Pease & Elliman, Agents, 340 Madison Av.
†39th St., 113 East. $3,500.
Pease & Elliman, Agents, 340 Madison Av.
†40th St., 122 East. $3,500.
Pease & Elliman, Agents, 340 Madison Av.
†55th St., 60 East. $3,000.
Pease & Elliman, 340 Madison Av.
†69th St., 54 East. $2,400.
Pease & Elliman, Agents, 340 Madison Av.
†75th St., 50 East. $2,500.
Pease & Elliman, Agents, 340 Madison Av.
†78th St., 57 East. $2,500.
Pease & Elliman, Agents, 340 Madison Av.
80th St., 49 East. $5,000.
†80th St., 49 East. $5,000.

THIRTEEN ROOMS.

*85th St., 119 West. $30,000. $2,100.
Pease & Elliman, 165 West 72d St.

FOURTEEN ROOMS.

*11th St., 46 West. $37,500. $2,300.
S. Osgood Pell & Co., 542 5th Av.
*18th St., 410 West. $18,000. $900.
Duross Co., 155 West 14th St.
†54th St., 70 East. $4,000.
S. Osgood Pell & Co., 542 5th Av.
†57th St., 107 East. $3,500.
Pease & Elliman, 340 Madison Av.
†60th St., 116 East. $2,750.
Pease & Elliman, 340 Madison Av.
†74th St., 57 East. $3,500.
Pease & Elliman, 340 Madison Av.
†75th St., 33 East. $3,500.
S. Osgood Pell & Co., 542 5th Av.
†77th St., 33 East. $2,400.
Pease & Elliman, 340 Madison Av.
*82d St., 6 West. $30,000. $1,600.
Pease & Elliman, 165 West 72d St.
†82d St., 30 West. $2,000.
Frank L. Fisher Co., 148 West 72d St.
*88th St., 2 West. $65,000. $3,500.
Pease & Elliman, 165 West 72d St.
†130th St., 53 West. $1,600.
Porter & Co., 159 West 125th St.
†140th St., West, St. Nicholas Av., 767. $1,400.
Porter & Co., 159 West 125th St.

FIFTEEN ROOMS.

†10th St., 9 East. $5,000.
P. McL. Merrill Co., Inc., 9 East 44th St.
†61st St., 53 East. $5,500.
Pease & Elliman, 340 Madison Av.
*80th St., 326 West. $50,000. $3,000.
Pease & Elliman, 165 West 72d St.
†92d St., 22 East. $2,500.
Pease & Elliman, 340 Madison Av.

SIXTEEN ROOMS.

†58th St., 66 East. $5,500.
S. Osgood Pell & Co., 542 5th Av.
†60th St., 134 East. $1,600.
S. Osgood Pell & Co., 542 5th Av.
†70th St., 55 West. $2,500.
S. Osgood Pell & Co., 542 5th Av.
†*85th St., 119 West. $50,000. $2,100.
S. Osgood Pell & Co., 542 5th Av.
†*86th St., 36 West. $125,000. $6,000.
Pease & Elliman, 165 West 72d St.

EIGHTEEN ROOMS.

†54th St., 56 East. $4,000.
Pease & Elliman, 340 Madison Av.
†60th St., 10 East. $4,500.
Pease & Elliman, 340 Madison Av.

TWENTY ROOMS.

†56th St., 22 East. $7,000.
Pease & Elliman, 340 Madison Av.

Suburban Homes

WESTCHESTER COUNTY.

SIX ROOMS.

*Elmsford. Plot 75x155. $3,000.
N. Y. Suburban Land Co., 34 West 33d St.
*Larchmont, $8,500.
Leo Bugg, 40 West 32d St., New York.

SEVEN ROOMS.

*Larchmont, $8,000.
Leo Bugg, 40 West 32d St., New York.
†*Scarsdale. $11,000. $55 month unfur.
Angell & Co., Scarsdale.
*Pleasantville. Plot 50x100. $5,500.
N. Y. Suburban Land Co., 34 West 33d St.

EIGHT ROOMS.

*Briarcliff Manor. $7,000.
Fish & Marvin, 527 5th Av., New York.
†Bronxville, Lawrence Park. $900.
Fish & Marvin, 527 5th Av., New York.
*Harrison. Plot 1 1-3 acres. $7,500.
N. Y. Suburban Land Co., 34 West 33d St.
*Mount Vernon. $14,500.
C. L. Adams, 311 E. 4th St., Mt. Vernon.
*New Rochelle. $20,000.
Fox Realty Co., 22 East 42d St.
*Oscawana. Plot 1½ acres. $12,000.
N. Y. Suburban Land Co., 34 West 33d St.
*Scarsdale. $10,000.
Fish & Marvin, 527 5th Av., New York.
*White Plains. $8,000.
Fish & Marvin, 527 5th Av., New York.
*White Plains, Davis Av. $5,800.
R. F. Hull, 5 Court St., White Plains, N. Y.
†White Plains, South Broadway. $9,000.
R. F. Hull, 5 Court St., White Plains, N. Y.
†Yonkers, cor. G.V.Byd. & Nor. Av. $13,000-$80.
Lawrence H. Tanker, 154 Nassau St., N.Y.C.

NINE ROOMS.

*Bronxville. $10,000, $900.
Fish & Marvin, 527 5th Av., New York.
*Hartsdale. $14,000.
Fish & Marvin, 527 5th Av., New York.
*Hartsdale. $14,500.
Fox Realty Co., 22 East 42d St.
*†Mount Vernon. $12,000, $80.
C. L. Adams, 311 E. 4th St., Mt. Vernon.
*†New Rochelle, Beechmont Park. $20,000, $150
Pease & Elliman, 340 Madison Av., N. Y.
*New Rochelle. 11,750.
Wykagyl Res'n, Inc., 20 Broad St., N.Y.C.
*Ossining. $10,000.
Fox Realty Co., 22 East 42d St.
†Scarsdale, Post Road. $55 month.
Angell & Co., Scarsdale.
*White Plains, DeKalb Av. $9,500.
R. F. Hull, 5 Court St., White Plains, N. Y.
*Yonkers, 38 Belmont Av. $10,000.
New York Realty Owners, 280 Mad. Av.

TEN ROOMS.

*†Briarcliff Manor. $9,500, $730.
Fish & Marvin, 527 5th Av., New York.
*†Bronxville, Lawrence Pk. W. $18,000, $1,800.
Fish & Marvin, 527 5th Av., New York.
*†Hartsdale. $15,000, $1,200.
Fish & Marvin, 527 5th Av., New York.
*Hartsdale. $14,000.
Fox Realty Co., 22 East 42d St.
*†Larchmont.
E. C. Griffis, Boston Rd., Larchmont.
*Park Hill, Yonkers, Van Cor. Pk. Av. $22,000.
Amery Real Estate Co., 527 5th Av., N.Y.
*Pelham Heights. Loring Av. $13,000.
Pease & Elliman, 340 Madison Av., N. Y.

APARTMENTS TO LET—Unfurnished.

WASHINGTON HEIGHTS
HIGH CLASS HOMES

INGLEWOOD, 718 W. 178 St.
ELEVATOR.
Bet. Broadway and Ft. Washington Av. Extra large Rooms.
4 Rooms & Bath $28-$40
5 " " $40
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CHANCELLOR, 720 W. 181 St.
Bet. Broadway and Ft. Washington Av.
2 Blocks from Subway Station.
SELECT ELEVATOR HOUSE.
Handsomely finished; every convenience.
2 Rooms and Bath....$25
3 Rooms and Bath....$30
4 Rooms & Bath..$36-$40
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RAVENWOOD, 700 W. 180 St.
ELEVATOR.
S. W. Cor Broadway.
4 Rooms & Bath. $36
5 " " $40-$45
6 " " $55-$60

ROTHERWOOD, 717 W. 177 St.
Bet. Broadway and Ft. Washington Av.
4 Rooms & Bath $36-$40
5 " " $40
6 " " $50-$55
6 " " $60-$65

ATLANTA, 501 W. 178 St.
ELEVATOR.
5 Rooms & Bath $35-$40
6 " " $40-$55
7 " " $55

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Above 110th St. and Washington Heights.

Beautiful Elevator Apartments, strictly modern, well located. Under efficient Personal Management, guaranteeing satisfaction to tenants.
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15 to 21 Fort Washington Ave. 2, 3, 4, and 5 beautiful, large rooms. Fine view of Hudson. Rents $30 to $67.50.
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4, 5, and 6 beautiful Rooms. Cheapest Rents in Neighborhood. $32 to $55.
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25 Claremont Avenue,
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5-7-8 Rooms, 2 and 3 Baths
Exceptional floor plan, strictly high class fireproof house.
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$55—7 Rooms & Bath
Modern Elevator Apartments.
Large, Sunny Rooms, all facing the Street.
1,676 Amsterdam Av., at 143d St.

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The
CARROLLTON
Corner Madison Av. and 76th St.
In the Finest Residential District.
6 and 7 Very Large Rooms and 2 Baths.
LIGHT ALL AROUND.
Rent $1,300 to $1,700
Apply on premises, or
BROOKE & GEORGER,
29 West 34th St.

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AMHERST
204 West 110th St.
7 Rooms, 3 Baths,
$1,800
Unusually Large Rooms and Ample Closets.
Supt. on Premises, or
Bing & Bing, 119 West 40th St.

478 CENTRAL PARK WEST
CORNER 108TH STREET.
High Class Apartments
7 and 8 Rooms and Bath.
Rentals $840 up.
Every modern convenience; all night elevator service.
Apply to Superintendent on premises.

Washington and Jefferson,
318-328 West 51st.—Attractive apartments 5, 6, and 7 large, light rooms; all modern improvements. Premises, or Waldron & Freedman, 489 5th Av.

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BROOKLYN'S BEAUTIFUL
MAPLETON PARK
Semi-detached, 7-room brick homes, $6,500. Only $26.17 a month covers everything.
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All improvements from gas and electricity to shower bath and parquet floors. Large porch, lawn, and garden. Souvenir Booklet A.
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Five-story new apartment, 42x100; first mortgage $29,000, 5 per cent. four years; rents $5,592; guaranteed; nets over $2,000; must have $5,000 cash at once and equity in small house or free and clear lots, Bronx or Brooklyn.
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The rentals range from $1,200 to $5,000 a year.
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Janitor, 67 West 73d St.

SUBURBAN HOMES.

WESTCHESTER COUNTY.

TEN ROOMS.

*Port Chester. Westchester Av. $16,000.
Fish & Marvin, 527 5th Av., New York.
†Riverdale-on-Hudson, 246th St. Rent, $1,600.
Delafield Estate, 27 Cedar St.
*†Rye, Grace Church St. $25,000; $1,500.
Pease & Elliman, 340 Madison Av., N. Y.
*Rye. Plot 80x127. $9,500.
N. Y. Suburban Land Co., 34 West 33d St.
†Waldo Av., near 246th St., Riverdale. $1,600.
Delafield Estate, 27 Cedar St.
*†White Plains, Myrtle St. $13,000; $80.
E. P. Hull, 5 Court St., White Plains, N. Y.
*White Plains. $16,750.
Fox Realty Co., 22 East 42d St.
*†Yonkers, Co'l P'k'y, Co'l Hts. $12,000; $75.
L. H. Tucker, 154 Nassau St., N. Y. City.

ELEVEN ROOMS.

*†Briarcliff Manor. $16,000, $900.
Fisa & Marvin, 527 5th Av., New York.
*Bronxville. $11,000.
Fox Realty Co., 22 East 42d St.
*†Brownsville, Sagamore. $23,000; $3,400.
Fish & Marvin, 527 5th Av., New York.
*†Hartsdale. $15,500; $1,700.
Fox Realty Co., 22 East 42d St.
*Larchmont. $15,000.
Fox Realty Co., 22 East 42d St.
*†Marmaroneck, Orienta Pt. $16,000, $30 mo. fur.
Pease & Elliman, 340 Madison Av., N. Y.
*Mount Kisco, $22,500.
Fish & Marvin, 527 5th Av., New York.
*Park Hill, Yonkers, Rockland Av. $15,500.
Amer. R. E. Co., 527 5th Av., N. Y. City.
*Pelham Manor. $27,000.
Fox Realty Co., 22 East 42d St.
*Scarsdale, $20,000.
Fish & Marvin, 527 5th Av., New York.

TWELVE ROOMS.

*†Bronxville, Post Road. $20,000. $1,500 yr.
Angell & Co., Scarsdale.
*Harrison. $50,000. Plot, 7¼ acres.
N. Y. Suburban Land Co., 34 West 33d St.
*†Larchmont.
E. C. Griffin, Boston Road, Larchmont.
*New Rochelle. $28,000.
Fox Realty Co., 22 East 42d St.
*Pelham Manor Hts. $27,500. Plot 100x180.
N. Y. Suburban Land Co., 34 West 33d St.
*†Rye. $20,000, $1,200.
Fish & Marvin, 527 5th Av., New York.
†24th St., Riverdale. $2,000.
Delafield Estate, 27 Cedar St.
*†Scarsdale. $15,000; $125.
Fox Realty Co., 22 East 42d St.
*†Tarrytown, $20,000, $1,200.
Fish & Marvin, 527 5th Av., New York.
*Yonkers, 8 Division St. $7,500.
New York Realty Owners, 299 Mad. Av.

THIRTEEN ROOMS.

*†Bronxville, Lawrence Park. $25,000; $1,800.
Fish & Marvin, 527 5th Av., N. Y.
*†Scarborough. $30,000; $2,000.
Fish & Marvin, 527 5th Av., N. Y.
†Scarsdale, Heathcote Road. $3,500 yr. fur.
Angell & Co., Scarsdale.
†Scarsdale, Overhill Rd. $1,500 yr. unfur.
Angell & Co., Scarsdale.

FOURTEEN ROOMS.

*†Bronxville, White Plains Rd. $60,000, $2,500.
Fish & Marvin, 527 5th Av., N. Y.
*Mamaroneck. $30,000.
Fox Realty Co., 22 East 42d St.
*†N. Rochelle, 225 Pelham Rd. $23,000, $1,800.
T. J. Mullen, 218 Market St., Newark.
*Rye. $35,000.
Fox Realty Co., 22 East 42d St.
*†Scarsdale. $75,000; $3,000.
Fish & Marvin, 527 5th Av., N. Y.

FIFTEEN ROOMS.

*Chappaqua, $60,000.
Fish & Marvin, 527 5th Av., N. Y.
*Irvington-on-Hudson. $25,000. Three acres.
N. Y. Suburban Land Co., 34 West 33d St.
*†Larchmont.
Griffin & Collins, Boston Rd., Larchmont.
*†Rye, Milton Point. $28,000, $1,500.
Fish & Marvin, 527 5th Av., N. Y.

SIXTEEN ROOMS.

*†Ardsley-on-Hudson, Broadway, $30,000, $2,500.
Pease & Elliman, 340 Madison Av., N. Y.
*Kingston. $8,000. Three acres.
N. Y. Suburban Land Co., 34 West 33d St.
*New Rochelle, Pelham Road.
E. C. Griffin, Boston Rd., Larchmont.
*†Port Chester, Bryam Shore. $35,000, $2,500.
Fish & Marvin, 527 5th Av., New York.

*†Pt. Chester, Westchester Av. $45, $2,800.
Fish & Marvin, 527 5th Av., New York.
†Riverdale-on-Hudson. $2,100 furnished.
Delafield Estate, 27 Cedar St.
*†Riverdale-on-Hudson, n. s. 253d. Rent $2,100
Delafield Estate, 27 Cedar St.
*Yonkers. $200,000.
Fish & Marvin, 527 5th Av., New York.

SEVENTEEN ROOMS.

*†Bronxville, Lawrence Pk.W. $40,000, $3,500.
Fish & Marvin, 527 5th Av., New York.

EIGHTEEN ROOMS.

*†Marmaroneck, Orienta Pt. $60,000, $5,000.
Fish & Marvin, 527 5th Av., New York.
*†Rye. $45,000, $2,500.
Fish & Marvin, 527 5th Av., New York.

NINETEEN ROOMS.

*†White Plains. $85,000; $8,000.
Fish & Marvin, 527 5th Av., New York.

TWENTY-THREE ROOMS.

*Scarsdale. $100,000.
Fish & Marvin, 527 5th Av., New York.

TWENTY-FOUR ROOMS.

*Mamaroneck, Quaker Ridge. $50,000.
Fish & Marvin, 527 5th Av., New York.
*Quaker Ridge.
E. C. Griffin, Boston Rd., Larchmont.
*White Plains. $65,000.
Fish & Marvin, 527 5th Av., New York.

TWENTY-FIVE ROOMS.

*Ossining, Albany Post Rd. $155,000.
Pease & Elliman, 340 Madison Av., N. Y.
†Riverdale-on-Hudson, 249th St. Rent $2,500.
Delafield Estate, 27 Cedar St.

THIRTY-FIVE ROOMS.

*Scarsdale, $80,000.
Fish & Marvin, 527 5th Av., New York.

LONG ISLAND.

FIVE ROOMS.

*†Babylon, Haab Av. $1,650. $12.
Jeremiah Robbins, Babylon, L. I.
*Baldwin Harbor. $3,750.
Baldwin H. R'ty Co., 243 W. 34th, N. Y.
*Port Jefferson, Plot ¾ acre. $2,900.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Whitestone. Plot 40x100.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

SIX ROOMS.

*Amity St., 473 Flushing. $6,500.
McKnight Realty Co., 347 5th Av. N. Y.
*Babylon, Litchfield Av. 17 acres. $2,300.
Jeremiah Robbins, Babylon, L. I.
*Bellmore, Clinton St. $6,500.
M. C. Dalle.
†Brentwood. $300 furnished.
Brentwood Realty Co., 1 West 34th St.
*Beechhurst. Plot 50x100. $10,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Brightwaters. $2,300.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Edgemere. Plot 80x80. $5,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Flushing. Plot 25x85. $4,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. Plot 50x120. $1,400.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. Plot 40x110. $4,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. Plot 4½x1204. $5,760.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Garden City North. Plot 50x100. $4,800.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Hollis Av.—Delaware Av. $4,750, $360.
G. R. Stewart, Hollis & Elmend Aves.
*†Hollis Av.—Euclid Av. $4,500. $360.
G. R. Stewart, Bellaire Gardens.
*†Hollis Av.-Fillmore Av. $6,500. $360.
G. R. Stewart, Bellaire Gardens.
*Melville. Plot 9½ acres. $3,900.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*New Hyde Park. Covert Park. $5,600.
F. W. Meyesenburg, 200 5th Av.
*Richmond Hill. Plot 20x100. $3,600.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Whitestone. Plot 50x100. $5,000.
*35th St., nr. 7th Av., Whitestone. $4,250.
McKnight Realty Co., 347 5th Av., N. Y.
*39th St., 9, Beechhurst. $4,500.
Samual Eichen, 243 West 34th St., N. Y.

SEVEN ROOMS.

*Babylon, Park Av. $2,200.
Jeremiah Robbins, Babylon, L. I.
*†Babylon, Argyle Av. Plot 20. $7,000.
Jeremiah Robbins, Babylon, L. I.
*Bayside. $6,000.
Hessels-Dashiell Co., Bayside, N. Y.
*Bayside. $6,000.
Hessels-Dashiell Co., Bayside, N. Y.
*Brightwaters. $7,500.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Brightwaters. $5,900.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Brightwaters. $6,200.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Douglaston. $8,200.
J. Hart Welch, Douglaston.
*†Douglaston Pk., Virginia Road. $8,000; $65.
J. W. Doolittle, Woolworth Building.
*Elmhurst. $6,900. Plot 20x100.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Elmwood. $4,400. Plot 18 acres.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Flushing. $6,000. Plot 75x100.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. $6,500. Plot 60x127.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. $5,800. Plot 60x110.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. $10,000. Plot 100x192.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Glen Cove. $5,500. Plot 75x130.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Great Neck. $13,000. Plot 60x100.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Hollis Av.-Euclid Av. $6,500. $480.
G. R. Stewart, Bellaire Gardens.
*Huntington. $2,600. Plot 200x20.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Massaquia. $3,000. Plot 100x200.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Murray Hill, 19th St., South. $7,000.
McKnight Realty Co., 347 5th Av.
*New Hyde Park. Covert Park. $5,500.
F. W. Meyesenburg, 200 5th Av.
*New Hyde Park. $5,500. Plot 60x100.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Port Washington, Bayview Av. $7,000.
S. Osgood Pell & Co., 542 5th Av., N. Y.
*Richmond Hill. $6,500. Plot 40x112.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Shelton Av., 52 Middletown St. $7,000.
Everett Realty & Con'st Co., Flatiron Bld.
*Woodmere. Plot 72x110. $6,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

LONG ISLAND.

EIGHT ROOMS.

*†Babylon, Argyle Park. $4,200, $35.
J. Robbins, Babylon, L. I.
*†Babylon, Cormack Court. $6,500, $50.
J. Robbins, Babylon, L. I.
*†Babylon, Smith St. $3,000, $28.
J. Robbins, Babylon, L. I.
*Baldwin Harbor, L. I. $4,950.
Baldwin H. R'ty Co., 243 W. 34th, N. Y.
*Brentwood, L. I. $6,750.
Brentwood R'lty Co., 1 W. 34th St., N. Y.
*Brightwaters. $9,500.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Brightwaters. $5,900.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Bayside, Wright Av. $7,800.
Hessels-Dashiell Co., Bayside, N. Y.
*Beechhurst. Plot 80x160. $5,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Elmwood Av., nr. Palace B., Bayside. $7,000.
McKnight Realty Co., 347 5th Av., N. Y.
*†Euclid Av.-Queens Parkway. $6,500. $420.
G. R. Stewart, Bellaire Gardens.
*Flushing. Plot 50x100. $6,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. Plot 6½x110, $3,800.
N. Y. Suburban Land Co., 34 West 33d St.
*Freeport. Plot 75x135. $6,000.
N. Y. Suburban Land Co., 34 West 33d St.
*Freeport. Plot 75x150. $6,700.
N. Y. Suburban Land Co., 34 West 33d St.
*Garden City. Plot 60x100. $10,250.
N. Y. Suburban Land Co., 34 West 33d St.
*†Hollis & Euclid Avs. $12,000. $1,200.
G. R. Stewart, Bellaire Gardens.
*†Hollis Av.-Delavan Av. $4,500. $420.
G. R. Stewart, Bellaire Gardens.
*Huntington. $12,500, $65 month.
Pease & Elliman, Agts., 340 Mad. Av., N.Y.
*New Hyde Park. 80x100x108x103. $8,000.
N. Y. Suburban Land Co., 34 West 33d St.
*Richmond Hill. Plot 35x86. $5,000.
N. Y. Suburban Land Co., 34 West 33d St.
*Richmond Hill. Plot 70x110. $21,000.
N. Y. Suburban Land Co., 34 West 33d St.
*Shelton Av., 52 Middletown St. $7,000.
Everett Realty & Con'st Co., Flatiron Bld.
Stewart Av., nr. Lawrence B., B'side. $7,000.
McKnight Realty Co., 347 5th Av., N. Y.
*Whitestone. $5,000. Plot 50x100.
N. Y. Suburban Land Co., 34 W. 33d St.
*Whitestone. $7,500. Plot 40x100.
N. Y. Suburban Land Co., 34 W. 33d St.
*Willett St., 72 Middletown St. $7,000.
Everett Realty & Con'st Co., Flatiron Bld.
*Woodmere. $9,200. Plot 57x206.
N. Y. Suburban Land Co., 34 W. 33d St.

NINE ROOMS.

*†Babylon, Argyle Park. $5,000. $60.
J. Robbins, Babylon, L. I.
*Bayside, Elmwood Av. $8,250.
Hessels-Dashiell Company, Bayside, N. Y.
*Brightwaters. $10,250.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Brightwaters. $6,750.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Douglaston. $12,500.
J. Hart Welch, Douglaston.
*Flushing. $5,000. Plot 50x150.
N. Y. Suburban Land Co., 34 W. 33d St.
*Freeport. $4,500. Plot 80x118.
N. Y. Suburban Land Co., 34 W. 33d St.
*Freeport. $8,000. Plot 60x150.
N. Y. Suburban Land Co., 34 W. 33d St.
*Freeport. 182 Ray St. Plot, 60x156. $7,500.
Clarence A. Edwards, Freeport, N. Y.
*Freeport, Nassau Av. and Suffolk St. $3,500.
J. Randall Co., 6 Brooklyn Av., Freeport.
*†Hollis Av.-Euclid Av. $5,000. $420.
G. R. Stewart, Bellaire Gardens.
*†Hollis Av.-Fillmore Av. $5,500. $430.
G. R. Stewart, Bellaire Gardens.
*Huntington. Plot 96x200. $12,500.
N. Y. Suburban Land Co., 34 W. 33d St.
*Malba. Plot 150x121x85.
N. Y. Suburban Land Co., 34 W. 33d St.
*Port Washington, Bellview Av. $5,500.
H. R. Tibbits, Port Washington, L. I.
*Queens. Plot 40x100. $6,000.
N. Y. Suburban Land Co., 34 W. 33d St.
*Richmond Hill. Plot 45x80. $7,100.
N. Y. Suburban Land Co., 34 W. 33d St.
*Sands Point. Barker's Point Road. $17,500.
S. Osgood Pell & Co., 542 5th Av.
*Sands Point. Prim Point. $21,500.
Wampage Realty Co., 542 5th Av.
*Shelton Av., Middletown St., 60. $7,150.
Everett R'lty & Const. Co., Flatiron Bldg.
*Shelton Av., Middletown St., 61. $7,150.
Everett R'lty & Const. Co., Flatiron Bldg.
*Shelton Av., 55 Middletown St. $7,000.
Everet Realty & Con's Co., Flatiron Bldg.
*Whitestone. Plot 50x130. $4,250.
N. Y. Suburban Land Co., 34 W. 33d St.
*Willett St., Middletown St., 58. $7,750.
Everett R'lty & Const. Co., Flatiron Bldg.
*Willett St., Middletown St., 63. $7,500.
Everett R'lty & Const. Co., Flatiron Bldg.
*Willett St., 69 Middletown St. $7,000.
Everett R'lty & Const. Co., Flatiron Bldg.
†Woodmere, West Broadway. $400.
P. McL. Merrill Co., Inc., 9 E. 44th, N. Y.

TEN ROOMS.

*†Babylon, Howlett Court. $6,500. $50.
J. Robbins, Babylon, L. I.
*†Babylon. $6,500. $55. Smith St.
J. Robbins, Babylon, L. I.
†Brentwood, L. I. Furnished. $25 month.
Brentwood Realty Co., 1 West 34th St.
Brentwood, L. I. Unfurnished, $20 month.
Brentwood Realty Co., 1 West 34th St.
*Brightwaters. $34,000.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Brightwaters. $10,250.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Brightwaters. $6,500.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Douglaston. $10,500.
J. Hart Welch, Douglaston.
*Douglaston. $12,500.
J. Hart Welch, Douglaston.
*†Douglaston Pk., Dart'h Rd. $12,500, $1,000.
J. W. Doolittle, Woolworth Bldg., N. Y.
*Flushing. $2,800. Plot 80x99x125.
N. Y. Suburban Land Co., 34 W. 33d St.
*Flushing. $6,250. Plot 80x90.
N. Y. Suburban Land Co., 34 W. 33d St.
*Freeport. s. w. c. Ocean Av. & King St. $4,500.
John J. Randall Co., 6 B'klyn Av., Free't.
*Freeport. $8,000. Plot 100x200.
N. Y. Suburban Land Co., 34 W. 33d St.
*Garden City Estates. $15,000. Plot 60x100.
N. Y. Suburban Land Co., 34 W. 33d St.
Huntington Rd., Pt Wash'ton, L. I. $14,000.
Horace G. Knowles, 20 Church St.
*New Hyde Park. Covert Park. $8,000.
F. W. Meyesenburg, 200 5th Av., N. Y. C.
*Richmond Hill. $10,750. Plot 100x100.
N. Y. Suburban Land Co., 34 W. 33d St.
*Shelton Av., 57 Middletown St. $7,750.
Everet Realty & Con'n Co., Flatiron Bldg.
*Shelton Av., 64 Middletown St. $8,000.
Everet Realty & Con'n Co., Flatiron Bldg.
*Whitestone. $7,500. Plot 40x100.
N. Y. Suburban Land Co., 34 W. 33d St.
*Willet St., 55 Middletown St. $8,000.
Everet Realty & Con'n Co., Flatiron Bldg.
*15th Av., Beechhurst, L. I. $7,500.
Samuel Eichen, 243 West 34th St.

ELEVEN ROOMS.

*Edgewater Place, nr. Bay View Av. $14,000.
McKnight Realty Co., 347 5th Av.
*Freeport. Plot 97x295. $6,700.
N. Y. Suburban Land Co., 34 W. 33d St.
*†Great Neck Estates. $14,000. $800.
Payson McL. Merrill Co., 2 E. 44th, N. Y.
*Hollis, Iroquois Av. $15,000.
H. R. Tibbits, Port Washington, L. I.
*Merrick, Kirkwood Av. $10,000.
Henry J. McCord.
*Syosset. $50,000, $2,900.
Pease & Elliman, 340 Madison Av., N. Y.
*Richmond Hill. Plot 25x100. $5,350.
N. Y. Suburban Land Co., 34 W. 33d St.
*Richmond Hill. Plot 75x100. $17,500.
N. Y. Suburban Land Co., 34 W. 33d St.
*Whitestone. Plot 40x100. $8,800.
N. Y. Suburban Land Co., 34 W. 33d St.

TWELVE ROOMS.

*Brightwaters. $12,450.
T. B. Ackerson Co., 1 W. 34th St., N. Y.
*Douglaston. $22,000.
J. Hart Welch, Douglaston.
*Douglaston. $18,000.
J. Hart Welch, Douglaston.
*Douglaston. $23,000.
J. Hart Welch, Douglaston.
*Flatbush, 3,320 Glenwood Rd., $14,000.
McKnight Realty Co., 347 5th Av., N. Y. C.
*Flushing. $18,000.
N. Y. Suburban Land Co., 34 W. 33d St.
*Hollis, Woodhull Av. $9,750.
S. Osgood Pell & Co., 542 5th Av.
*Huntington. $12,500. Plot 75x175.
N. Y. Suburban Land Co., 34 W. 33d St.
*Bea Cliff. $16,500. Plot 260 front.
N. Y. Suburban Land Co., 34 W. 33d St.

THIRTEEN ROOMS.

*Flushing. $26,000. Plot 125x120.
N. Y. Suburban Land Co., 34 W. 33d St.
*Freeport. $12,000. Plot 100x200.
N. Y. Suburban Land Co., 34 W. 33d St.
*Free't, n. w. cor. Mer'k Rd. & Mad. Av. $3,900.
J. Randall Co., 6 Brook'n Av., Free't, L. I.
*Richmond Hill. $8,250. Plot 40x110.
N. Y. Suburban Land Co., 34 W. 33d St.

FOURTEEN ROOMS.

*Bellmore, Merrick Road. $15,000.
A. B. McCord.
*Edgemere. Plot 100x125. $21,000.
N. Y. Suburban Land Co., 34 W. 33d St.
*Flushing. Plot 80x187. $22,500.
N. Y. Suburban Land Co., 34 W. 33d St.
*†Huntington, $32,000, $1,600.
Pease & Elliman, 340 Madison Av., N. Y.
*Richmond Hill. Plot 42x90. $7,000.
N. Y. Suburban Land Co., 34 W. 33d St.

FIFTEEN ROOMS.

*Miller's Place. Plot of 19½ acres. $12,500.
N. Y. Suburban Land Co., 34 W. 33d St.

SIXTEEN ROOMS.

*†Babylon. Crescent Av. $12,000. $800.
J. Robbins, Babylon, L. I.
*Brookville. $90,000.
Pease & Elliman, 340 Madison Av., N. Y.
*ROSLYN. Plot of 2¼ acres. $20,000.
N. Y. Suburban Land Co., 34 W. 33d St.
†Woodmere, West Broadway. $1,000.
P. McL. Merrill Co., Inc., 9 E.44th St. N.Y.

SEVENTEEN ROOMS.

*Port Washington. Plot of 2 acres. $25,000.
N. Y. Suburban Land Co., 34 W. 33d St.

EIGHTEEN ROOMS.

*Cedarhurst, Ocean Avenue. $70,000.
P. McL. Merrill Co., Inc., 9 E.44th St. N.Y.

NINETEEN ROOMS.

*St. James. $60,000.
P. McL. Merrill Co., Inc., 9 E.44th St. N.Y.

NEW YORK STATE.

†Lake Mahopac, N. Y. Lake Mahopac, $1,800.
Leo Bugg, 40 West 32d St.
†Lake Mahopac, N. Y. Lake Mahopac, $1,700.
Leo Bugg, 40 West 32d St.

APARTMENTS TO LET—Unfurnished.

BRONX.

Bellaire Apt's.
22 to 40 Post Ave.
109 to 125 Sherman Ave.
Between Dyckman and Academy Sts.
JUST COMPLETED
ONLY A FEW
Choice Apartments left in these
Ten Houses
3 Rooms and Bath.....$21-$22
4 Rooms and Bath.....$26-$28
5 Rooms and Bath.....$33-$35
Extraordinary large rooms and most modern and sanitary finish; spacious closets, private telephone, &c.
Take Broadway Subway to Dyckman St. Station and walk one block west.
RENTING AGENT ON PREMISES.

CITY HOUSES TO LET—UNFURNISHED

DWELLINGS TO LET. SPECIAL OFFERINGS.
Some from Oct. 1, 1914. $600-$1,200 and upward. 12 to 16 rooms, with 1, 2, and 3 baths. All offers submitted.
PORTER & CO., 159 West 125th St.

916 West End Av. (105th St.)
4-Story and Basement, 20 Ft. Wide, with three-story extension; finest location on west side; can be rented as a first class boarding house; RENT LOW; POSSESSION AT ONCE.
GIBBS & KIRBY, B'way & 103d St.

CONNECTICUT.

EIGHT ROOMS.

*†Greenwich, W. Put'm Av. $9,000. $50 mo. unf.
Pease & Elliman, 340 Madison Av.
*†Norwalk, Cranberry District. $6,000. $25.
J. B. Lawrence, So. Norwalk, Conn.
*Stamford, 60 Lawn Av. $7,000.
Pease & Elliman, 340 Madison Av.

NINE ROOMS.

*†Norwalk, West Av. $9,000. $45.
J. B. Lawrence, So. Norwalk, Conn.
*†Second Beach, Shore Rd. $16,000, $700 sea. fur.
Pease & Elliman, 340 Madison Av.

TEN ROOMS.

*†Greenwich, B. Haven. $17,000. $1,000 yr., unf.
Pease & Elliman, 340 Madison Av.
*Stamford. Shippan Point. $16,000.
Pease & Elliman, 340 Madison Av.

ELEVEN ROOMS.

*†Greenwich, Maple Av. $16,500. $100 mo., unf.
Pease & Elliman, 340 Madison Av.
*New Canaan, Oneoke Av. $35,000.
P. McL. Merrill Co., Inc., 9 E.44th St., N.Y.C.

FOURTEEN ROOMS.

*New Canaan, Oneoke Av. $30,000.
P. McL. Merrill Co., Inc., 9 E.44th St., N.Y.C.

FIFTEEN ROOMS.

*Greenwich, Belle Haven. $50,000.
Pease & Elliman, 340 Madison Av.

SIXTEEN ROOMS.

*Stamford, Shippan Point. $35,000.
Pease & Elliman, 340 Madison Av.

EIGHTEEN ROOMS.

*Stamford, Shippan Point. $115,000.
Pease & Elliman, 340 Madison Av.

NEW JERSEY.

FOUR ROOMS.

*Lincoln. $1,200.
S. H. Schwartz, 1,129 W. Front St., Plf'd.

FIVE ROOMS.

*East Orange, Bedford St. $2,200.
Jos. M. Byrne Co., 776 Broad, Newark.
*Edgewater. $3,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $5,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
†Milburn, Rosedale Av. $20 per month.
Jacob Schloss, Maplewood, N. J.
*Meremere, near Delia Boulevard. $3,200.
Industrial Savings & Loan Co.
*†Newark, Mulberry St., 201. $192. $50,000.
Lowy & Co., 800 Broad St., Newark, N. J.
*Summit. $4,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
†West New York. Rent, $20 up.
F. Knipping, Jr., 627 Hudson Av., W.N.Y.

SIX ROOMS.

*Cranford, Elm St. $3,750.
S. A. Shaheen, 364 Lincoln Av., Cranford.
*Dunellen. $2,250.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Dunellen. $1,750.
S. H. Schwartz, 1,129 W. Front St., Plf'd.
*Dunellen. $1,750.
Ea. Bldg. & Dev. Co., 62 Pk. Row, N. Y.
*East Orange, Morton Place. $5,500.
Jos. M. Byrne Co., 776 Broad, Newark.
*East Orange, Sanford St. $3,500.
Edward J. Maier, 764 Broad St., Newark.
†East Orange. $42.50.
J. T. Rangers, 126 Eaton Pl., E. Orange.
*†E. Orange, Sussex Av., 83. $340. $35,000.
Lowy & Co., 800 Broad St., Newark, N. J.
*†Mora, Elizabeth, Sum. Rd. & Pk. Av. $2,500.
J. W. Doolittle, Woolworth Bldg.
*Fairlawn. $3,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Gillette. $4,800.
Geist & Norman, Essex Bldg., Newark.
*†Hackensack. $3,900. $30.
Justin Warbasse, 197 Main St., Hackens'k.
*Hasbrouck Heights. $5,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Haworth. $5,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Irvington, Grove St. $300. $3,000.
Lowy & Co., 800 Broad St., Newark, N. J.
*Montclair. $7,000.
N. Y. Suburban Land Co., 34 W. 33d St.
*Moresmere, near Delia Boulevard. $3,000
Industrial Savings & Loan Co.
*Mahwah. $4,000.
Leo Bugg, 40 West 32d St., N. Y. C.
*Newark, Leo Place, 26. $324. $6,200.
Lowy & Co., 800 Broad St., Newark, N. J.
*†Newark, Stanley Av., 18. $312. $7,000.
Lowy & Co., 800 Broad St., Newark, N. J.
*Newark, Bloomfield Av. $4,500.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Newark, High St. $3,500.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Newark, Palm Street. $3,200.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Nutley, Park Av. $3,400.
Edward J. Maier, 764 Broad St., Newark.
*Summit. $5,800.
N. Y. Suburban Land Co., 34 W. 33d St.
*Westfield. $3,500.
N. Y. Suburban Land Co., 34 W. 33d St.

SIX ROOMS.

*Rahway, Lakeside Park. $2,850.
A. Welts, 2,909 Singer Building.
*West New York, 402 10th St. $225.
F. Knipping, Hudson Av. & 10th St., W.N.Y.

APARTMENTS TO LET—Unfurnished.

BRONX.

Mt. Hope Court
The Bronx Flatiron.
Elegant, Up-to-Date, 10-Story Elevator Apartment.
6 and 7 Very Large
ALL OUTSIDE ROOMS
2 Families on Floor.
VERY HIGH ELEVATION.
Beautiful Surroundings.
Grand Concourse & Tremont Ave.
Crosstown cars from 181st subway station to West Farms and Unionport almost pass the door.
Also handy to new Subway express station at Jerome Avenue.
OPEN FOR INSPECTION NOW.
Ready Oct. 1st, 1914.
For Booklet write Agent.
CHAS. WICHE, 1,109 Brook Ave.

BROOKLYN.

St. James Pl., Near Fulton St.
6 and 7 room apartments, $48-$48; central; select; booklet furnished. Apply on premises.
Golden Realty Co., Owners.

APARTMENTS TO LET—Furnished.

The Sevillia
Apartment Hotel, 117 W. 58th St.
Furnished apartment, 2 rooms and bath.

SUBURBAN HOMES

NEW JERSEY.

SEVEN ROOMS.

*Belmar, Asbury-Belmar Estates. $5,500.
F. Bradley Cox, 50 Church St., New York.
†Bloomfield, 54 Maolis Av. $4,200. Rent $31.
Modern Con. Co., 207 Market St., Newark.
*Bloomfield, Maolis Av. $4,200.
J. M. Bryne Co., 776 Broad, Newark, N. J.
*Bloomfield, $6,500.
N. Y. Suburban Land Co., 34 W. 33d St.
*Bogota. $4,500.
J. T. Ramson, 136 Eaton Place E. Orange.
*Bound Brook, East Union Av. $3,300.
Reed & Suydam, Bound Brook, N. J.
*Cranford, Broad St. $45.
S. A. Shaheen, 364 Lincoln Av., C'ford, N. J.
*†East Orange, 205 Amherst St. $5,000. $35.
C. A. Westervelt, 220 Bway, N. Y. City.
†East Orange. $32.50.
J. T. Ramson, 136 Eaton Place, E. Orange
*Greenwood, Hillside Av. $4,500.
New York Mortgage Co.
*Greenwood Lake.
Garland Noonan, Newark, N. J.
*Haworth. $6,500.
N. Y. Suburban Land Co., 34 W. 33d St.
*Lake Hopatcong. $1,200.
Geist & Norman, Essex Bldg., Newark.
*Leonia, Allair Av. $6,250.
The Leonia H'ts Land Co., Leonia, N. J.
*Leonia, Howard Terrace. $6,500.
Leonia Heights Land Co., Leonia, N. J.
*Montclair. $7,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Mahwah. $6,500.
Leo Bugg, 40 W. 32d St., N. Y.
*†Maplewood, Milton St. $5,100. $35 month.
Jacob Schloss, 800 Ordway Bldg., Newark.
†Montclair, 211 Montclair Av. $50-$55.
Hughes & Whitby, Inc., 300 Bloomf'd Av.
†Montclair, Haddon Place. $55.
C. M. Sherwood.
*Newark, $5,500.
Jos. M. Bryne Co., 776 Broad St., Newark.
*Newark, 41 Lehigh Av. $8,000.
F. J. Bock, 207 Market St., Newark.
*†Newark, 70 Shephard Av. $6,250. $50.
Wequahic P. L. & I. Co., 207 Mkt. St., Newark
*†Newark, Peck Av., near 2d Av. $6,000, $600.
Feist & Feist, 738 Broad St., Newark.
*†Newark, Clinton Av, 779 $5,500. $32.50.
Lowy & Co., 800 Broad St., Newark, N. J.
*†Newark, Leo Place, 24. $6,200. $27.
Lowy & Co., 800 Broad St., Newark, N. J.
*†Newark, Leo Place, 34. $6,200. $27.
Lowy & Co., 800 Broad St., Newark, N. J.
*†Newark, Millington Av. $6,000. $28.
Lowy & Co., 800 Broad St., Newark, N. J.
*†Newark, Summer Av., 483. $35.
Lowy & Co., 800 Broad St., Newark, N. J.
*Nutley, Vreeland Av. $6,500.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Palisade Park, First St. $5,000.
Leonia Heights Land Co., Leonia, N. J.
*Pompton Lakes. $5,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Rahway, Scot Av. $2,300.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Riveredge. $5,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Roselle Park. $5,500. $36.50. New.
Miss P. E. Jenkins, 610 W. 111th, N. Y.
*Rutherford, 70 Carmita Av. $4,850.
L. V. Sinsabaugh, Shafer Bldg. 20 P. Av.
*Rutherford, Montrose & Sidney Avs. $5,000.
L. V. Sinsabaugh, Shafer Bldg. 20 P. Av.
*†Rutherford. $4,700. $35.
Edward J. Maier, 764 Broad St., Newark.
*Westfield. $4,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*West Nutley, Hawthorne Av. $6,000.
Jos. M. Byrne Co., 776 Broad St., Newark.

EIGHT ROOMS.

*Arlington, 16 Bellville Turnpike. $5,200.
Crowley-O'Brien Co., 31 Clinton, Newark.
*Belmar, Asbury-Belmar Estates. $7,500.
F. Bradley Cox, 50 Church St., New York.
*Bloomfield, 144 Berkeley Av. $6,700.
R. B. Stoutenburgh, 9 Clinton St., Newark
*Bloomfield. $6,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Bound Brook, John St. $3,200.
Bessie R. Suydam, Bound Brook, N. J.
*Cranford, Thomas Av. $6,500.
S. R. Droescher, 77 Warren St., N. Y.
†Glen Ridge, Douglas Road. $780.
H. S. Connolly & Co., Montclair.
*Mahwah. $4,500.
Leo Bugg, 40 West 32d St., N. Y. C.
*†Maplewood, 43 Baker St. $6,000. $45.
R. B. Stoutenburgh, 9 Clinton St., Newark
†Montclair, Garfield St. $45.
C. M. Sherwood, 34 Spring St.
†Montclair, 94 So. Fullerton Av. $75.
Hughes & Whitby, Inc., 300 Bloomf'd Av.
*†Montclair, $8,750. $900.
H. S. Connolly & Co., Montclair, N. J.
*Montclair, $5,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Newark, 53 Isabella Av. $5,900. $480 yr.
H. D. Sullivan Co., 207 Mkt. St., Newark.
*Newark, N. J. 325 Meeker Av. $11,000.
207 Market St., Newark, N. J.
*Newark, $5,500.
Crowley-OBrien Co., 31 Clinton, Newark.
*Summit, 9,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*West Englewood. $7,250.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Westfield. $4,200.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Rutherford, N. J. $6,750.
L. V. Sinsabaugh, 20 Park Av.
*†Summit, N. J. $7,500. Rent, 720.
Eugene Jobs, Summit, N. J.

NINE ROOMS.

*Belmar, Asbury-Belmar Estates, $6,500.
F. Bradley Cox, 50 Church St., N. Y. City.
*Bloomfield, $9,500.
N. Y. Suburban Land Co., 34 W. 33d St.
*Bound Brook, Mountain Av. $5,500.
Reed & Suydam, Bound Brook, N. J.
†East Orange, $45 per month.
J. T. Ransom, 136 Eaton Pl., East Orange.
*†East Orange, $5,500; $40 mo.
J. E. Ransom, 136 Eaton Pl., East Orange.
*Edgewater. $4,900.
N. Y. Suburban Land Co., 34 W. 33d St.
*Maplewood. $11,000.
J.M. Bryne Co., 776 Broad St., Newark, N. J.
*Mahwah. $6,500.
Leo Bugg, 40 West 32d St., N. Y.
†Montclair, 141 N. Mountain Av. Rent $800.
Simpson-Merritt Co., 42 Spring St. M'clair
†Montclair, N. J., 105 Midland Av. $100.
Hughes & Whitby, Inc. 300 Bloomfield Av.
*Montclair. $7,000.
N. Y. Suburban Land Co., 34 W. 33d St.
*Montclair. $8,000.
N. Y. Suburban Land Co., 34 W. 33d St.
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*Montclair. $8,500.
N. Y. Suburban Land Co., 34 W. 33d St.
*Montclair. $8,750.
N. Y. Suburban Land Co., 34 W. 33d St.
*Montclair. $9,750.
N. Y. Suburban Land Co., 34 W. 33d St.
*Montclair. $10,000.
N. Y. Suburban Land Co., 34 W. 33d St.
*Montclair. $8,300.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $11,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Morsemere. $5,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Newark, Meeker Av., 235. $10,500.
Wequahic P. L. & I. Co., 207 Market St.
*Newark, 1,100 Broad St. Rent $900; $75 mo.
Feist & Feist, 738 Broad St., Newark, N.J.
*Newark, De Witt Av. $4,700.
E. J. Maier, 764 Broad St., Newark, N. J.
*†Newark, South 12th St. $40.
E. J. Maier, 764 Broad St., Newark, N. J.
*†Newark, 13th St. $4,000. $372.
E. J. Maier, 764 Broad St., Newark, N. J.
*Newark, $4,500.
R. B. Stoutenburg, 9 Clinton, New'k, N. J.
Newark, 312 Clifton Av. $800.
Louis Schlesinger, Newark, N. J.
*Newark, Lincoln Av. $5,800.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Newark, North 9th St. $4,800.
Edward J. Maier, 764 Broad St., Newark.
*Newark, Spruce St. $7,500.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Newark, Thomas St. $6,000.
Jos. M. Byrne Co., 776 Broad St., Newark.
Nutley, Prospect Place. $40.
Edward J. Maier, 764 Broad St., Newark.
*†Nutley, 25 Weston St. $4,500. $35.
Blasberg & Ziegler, 40 Clinton, Newark.
*Palisade. $9,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Rutherford, N. J. $7,000.
L. V. Sinsabaugh, 20 Park Av.
*South Orange, Tuxedo Park Tract. $9,500.
Crowley-O'B'en Co., 31 C'ton St., Newark.
*Scotch Plains, Cook Av. $3,500.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Summit. $9,750.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
†Summit, N. J., Irving Place. $600.
Eugene Jobs, Summit, N. J.
*Westfield. $7,250.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Westfield. $9,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

TEN ROOMS.

*Belleville, Hornblower Av. $4,700–$240.
Edward J. Maier, 764 Broad St., Newark.
*†Bloomfield, 75 Oakland Av. $8,500. $55 mo.
R. B. Stoutenburgh, 9 Clinton St., Newark
*Bloomfield. $8,300.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Bound Brook, River Road. $7,500.
Reed & Suydam, Bound Brook, N. J.
*Burlington. Edgewater Park. $6,500.
Jos. M. Byrne Co., 776 Broad, St. Newark.
*†East Orange, $7,000; $55 month.
J. T. Ransom, 136 Eaton Pl., E. Orange.
*Edgewater. $10,700.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Forest Hill. $14,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Haworth. $6,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Highwood Park, Weehawken. $10,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Hilton, Hilton Av. $5,200.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Jersey City. $16,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Leonia. $9,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Leonia, Highwood Av. $7,200.
Industrial Savings & Loan Co.
*Montclair, 142 Gordonhurst Av. $9,000.
Hughes & Whitby, Inc., 300 Bloomfield Av.
*Montclair, No. Fullerton Av. $65.
C. M. Sherwood, 34 Spring St.
*Montclair, 135 No. Mountain Av. $12,000.
Hughes & Whitby, Inc., 300 Bloomfield Av.
†Montclair, 14 Wilde Place. $100.
Hughes & Whitby, Inc., 300 Bloomfield Av.
*Montclair. $4,800.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $7,250.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $12,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $16,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $7,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair, $12,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Mountainside. $16,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Morsemere, Roff Av. $6,000.
Industrial Savings & Loan Co.
*Morris Plains. $7,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Newark, 119 Bloomfield Av. $6,000. $32.50.
Feist & Feist, 738 Broad St., Newark.
*†Newark, 57 Avon Av., $7,500; $60 mo.
Feist & Feist, 738 Broad St., Newark.
†Newark, 819 Clifton Av. Rent, $40 month.
Edward J. Maier, 764 Broad St., Newark.
*Newark, Camp St. $6,500.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Newark, Lincoln Av. $6,000.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Newark, Pennington St. $5,500.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Newark, Broad St., $5,500.
Jos. M. Byrne Co., 776 Broad St., Newark.
*Newark, 203 Broad St. $480.
Louis Schlesinger, Newark, N. J.
*†Newark, Lincoln Park, 53. $1,600.
Louis Schlesinger, 31 Clinton St., Newark.
†Newark, 51 South St. $600.
Louis Schlesinger, 31 Clinton St., Newark.
*Newark, $16,000.
Jos. M. Byrne Co., 776 Broad St., Newark
*[illegible]
R. B. Stoutenburgh, 9 Clinton St., Newark.
*Palisade, $9,750.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Summit, $7,750.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*South Orange, Summit Av., 480. $10,500.
R. B. Stoutenburgh, 9 Clinton St., Newark.
*†Verona, Fair'vw & Pennemit Avs. $21,000.
R. B. Stoutenburgh, 9 Clinton St., Newark.
*Westfield. $8,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Westfield. $12,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

ELEVEN ROOMS.

*†Glen Ridge, Ridgewood Av. $35,000. $3,600.
H. S. Connolly & Co., Montclair.
†Montclair, 58 Prospect Av. $135 month.
Hughes & Whitby, Inc., 300 Bloomfield Av.
†Montclair, 4 Russell Ter. $150 mo.
Hughes & Whitby, Inc., 300 Bloomfield Av.
*†Montclair, Elm St. $15,500, $1,200.
H. S. Connolly & Co., Montclair.
†Montclair, 117 Chestnut St. $900.
Simpson-Merritt Co., 42 Spring St., M'clair.
*†Orange, 123 Tremont. $17,000. Rent, $1,200.
R. B. Stoutenburgh, 9 Clinton St., Newark
*South Orange, 399 Montrose Av. $15,000.
R. B. Stoutenburgh, 9 Clinton St., Newark

TWELVE ROOMS.

*†Bloomfield, 27 Berkley Heights. $8,000. $50.
R. B. Stoutenburgh, 9 Clinton St., Newark
*Cranford, Union Av., $8,000.
S. R. Droescher, 77 Warren St., N. Y.
*Essex Falls. $20,000.
Pease & Elliman, 340 Madison Av., N. Y.
*Flanders. $6,700.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Lake Hopatcong. $1,800.
Geist & Worman, Essex Bldg., Newark.
*Montclair. $17,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
†Montclair, $1,500.
Simpson-Merritt Co., 42 Spring St., M'cl'r.
†Montclair, Prospect Av. $125.
C. M. Sherwood, 34 Spring St.
Newark, Mt. Pleasant Av., 118. $900.
Louis Schlesinger, Newark, N. J.
*Newark, North 6th St. $6,400.
Jos. M. Bryne Co., 776 Broad St., Newark.
*South Orange, $12,500.
Crowley-O'B. Co., 31 Clinton St., Newark.
*South Orange, Hillside Place. $12,500.
Jos. M. Bryne Co., 776 Broad St., Newark.
*Summit, $6,250.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Westfield. $11,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

THIRTEEN ROOMS

*†Newark, Two-family. $6,500. $648 year.
Julius Stein, 253 Park Av., Newark, N. J.
*†Newark, 62 Wequahic Av. $6,000. Rent $35.
Wequahic P'k L. & I. Co., 207 Market.
*Newark, Eckert Av. $6,000.
J. M. Bryne Co., 776 Broad St., Newark, N.J.
*†W. Orange, 61 Chestnut Av. $20,000. $1,500.
R. B. Stoutenburgh, 9 Clinton St., New'k.
*Westfield. $15,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

FOURTEEN ROOMS.

†Montclair, 206 Orange Av. $3,600.
Simpson-Merritt Co., 42 Spring St., M'clair.
*Montclair. $9,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Morristown. $35,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Mountainside. $15,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Newark, 99 Tracy Av. $6,900. $684 year.
H. D. Sullivan Co., 207 Market, Newark.

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*†Newark, 142 Pomona Av. $8,100. $780 yr.
H. D. Sullivan Co., 207 Market, Newark.
*†Newark, 261 North 5th St. $6,800. $612.
Feist & Feist, 789 Broad St., Newark.
*Newark, Treacy Av. $6,500.
J. M. Bryne Co., 776 Broad St., Newark, N.J.
*South Orange, $35,000.
E. E. Hughes, 102 Irvington Av., S. Or'ge.
South Orange, $50,000.
E. E. Hughes, 102 Irvington Av., S. Or'ge.
*W. Orange, Eagle Rock & Prospect. $38,000.
P. McL. Merrill Co., Inc., 9 E. 44th St., N.Y.

FIFTEEN ROOMS.

*Forest Hill, $15,200.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Madison, $15,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Morristown, $20,000; $1,800.
Pease & Elliman, 340 Madison Av., N. Y.
*Morristown, $30,000.
Pease & Elliman, 340 Madison Av., N. Y.
*†Newark, $7,500. $80.
Weequahic P. L. & L. Co., 207 Mkt. St., Newark
*Sterling, $22,000.
Pease & Elliman, 340 Madison Av., N. Y.
*West Orange, Putnam & Gregory, $45,000.
P. McL. Merrill Co., Inc., 9 E. 44th St., N.Y.
*Westfield, $12,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

SIXTEEN ROOMS.

*Beechhurst, $245,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair, $8,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Morristown, $30,000; $2,000.
Pease & Elliman, 340 Madison Av., N. Y.
*Newark, So. 13th St., $10,000.
J. M. Bryne Co., 776 Broad St., Newark, N.J.
*Paterson, $110,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

SEVENTEEN ROOMS.

*East Orange, $14,000.
J. T. Ransom, 186 Eaton Pl., E. Orange.
*Montclair, Afterglow Way, $65,000.
Hughes & Whitby, Inc., 300 Bloomf'd Av.
*†Newark, $5,500. $588 year.
H. D. Sullivan Co., 207 Mkt. St., Newark.

EIGHTEEN ROOMS.

*Alpine, Hudson Boulevard, $38,000.
P. McL. Merrill Co., Inc., 9 E. 44th St., N.Y.C.
*Greenwood Lake, $10,000.
Garland Noonan, Newark.
*†Hillsdale, $10,000; $1,200.
M. M. Warren, Hillsdale, N. J.
*Montclair, Christopher St., $55,000.
C. M. Sherwood, 34 Spring St.

TWENTY ROOMS.

*†Morristown, $55,000; $3,500.
Pease & Elliman, Agts., 340 Mad. Av., N.Y.
*Plainfield, Central Av., $50,000.
P. McL. Merrill Co., Inc., 9 E. 44th St., N.Y.C.

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*†Near Plainfield, $50,000, reasonable.
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